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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
13TH DAY OF JANUARY 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 3:00 p.m. on the 13th day of January, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Darshan Singh
Lynette Sweet
Benny Y. Yee

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and the following was absent:

Ramon Romero

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

MATTERS OF UNFINISHED BUSINESS

(a) Election of Vice President. (Continued from December 21, 1999)

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT THE ELECTION OF VICE PRESIDENT BE CONTINUED TO JANUARY 25, 2000.

(b) Resolution No. 222-99 authorizing a Personal Services Contract with Economic Research Associates, in an amount not to exceed \$70,000, to conduct a Chinatown Community and Visitor Center Feasibility Study and San Francisco Chinatown Economic Climate Study; Chinatown Economic Development Program. (Continued from December 21, 1999)

Speakers: Bill Lee, Economic Research Associates; Arnold Chin, Chinatown Economic Development Group; Li Gong; Deborah Ng; George Sang; Frank Yee, Chinatown Economic Development Group; Charles Chan, Chinese-American Association of Commerce; Helen Qwan, Organization of Chinatown Transportation Research and Improvement Project; Robert Godfrey; Lt. Tom del Torre, SFPD; Sydney Chan, Wayne Hu, Chinese Chamber of Commerce; Norman Fong; Alice Barkley; Tommy Tang.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING THAT ITEM (b), RESOLUTION NO. 222-99, BE ADOPTED AND ON ROLL CALL, THE FOLLOWING VOTED "AYE":

Mr. King
Ms. Sweet
Mr. Dunlop
Mr. Singh

AND THE FOLLOWING VOTED "NAY":

Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 1-2000 appointing Erwin R. Tanjuaquio Agency Commission Secretary.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 1-2000 BE ADOPTED.

- (b) Resolution No. 2-2000 authorizing an assignment of the Disposition and Development Agreement interest of CC California LLC to SF Museum Tower, LLC and authorizing a First Amendment to the Disposition and Development Agreement to accomplish the assignment with respect to Parcel EB-2A, located at the southeast corner of Third and Mission Streets; Yerba Buena Center.

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ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 2-2000 BE ADOPTED.

- (c) Resolution No. 3-2000 authorizing a Second Amendment to the Disposition and Development Agreement with 795 Folsom Realty Associates, LP and conditionally approving revised design and parking for 795 Folsom Street; Yerba Buena Center.

Anita Hill, Agency Staff made a presentation.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 3-2000 BE ADOPTED.

- (d) Resolution No. 4-2000 authorizing a Letter Agreement with the Department of Public Works, Bureau of Construction Management to provide environmental, geotechnical and engineering services in an amount not to exceed \$100,000 on an as-needed basis; all Redevelopment Project Areas and designated sites.

Bill Nakamura, Agency Staff made a presentation.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 4-2000 BE ADOPTED.

- (e) Resolution No. 5-2000 authorizing a First Amendment to the Loan Agreement with Agonafer Shiferaw, sole proprietor of Rassela's Jazz Club and Restaurant to amend the repayment schedule and extend the term of the loan, in connection with the Fillmore Jazz Preservation District; Western Addition A-2

Isabella Wong, Agency Staff made a presentation. Speakers: Bill Campbell.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 5-2000 BE ADOPTED.

- (f) Resolution No. 6-2000 approving the South Plan Area Streetscape Master Plan for the Mission Bay South Redevelopment Project Area pursuant to an

Owner Participation Agreement with Catellus Development Corporation;
Mission Bay South.

Amy Nechez, Senior Project Manager for Mission Bay gave a presentation.
Speakers: Bill Campbell.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 6-2000 BE ADOPTED.

- (g) Ordinance No. 1-99, second reading of Redevelopment Ordinance levying special taxes within Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 4 (Mission Bay North Public Improvements); Mission Bay North.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ORDINANCE No. 1-99 BE ADOPTED.

- (h) Ordinance No. 2-99, second reading of Redevelopment Ordinance levying special taxes within Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 5 (Mission Bay Maintenance District); Mission Bay North and South.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ORDINANCE No. 2-99 BE ADOPTED.

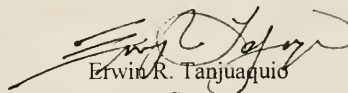
REPORT OF THE EXECUTIVE DIRECTOR

Reported on the Bloomingdale's Project, Hunter's Point commission, and the budget process for next fiscal year.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned to closed session. The meeting adjourned at 6:30 p.m.

Respectfully submitted,


Erwin R. Tanjanguido
Agency Secretary

APPROVED:

August 22, 2000

5/00

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
25TH DAY OF JANUARY 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 25th day of January, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Ramon Romero
Lynette Sweet
Benny Y. Yee

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and the following was absent:

Darshan Singh

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

MATTERS OF UNFINISHED BUSINESS

(a)(1) Consideration of taking up an item previously tabled indefinitely, namely,

item (a)(2) below related to contracts for outside legal counsel services.

(Continued from December 21, 1999)

MOTION: IT WAS MOVED BY MR. KING TO TABLE ITEM (a)(1),
SECONDED BY NO ONE

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS.
SWEET, THAT ITEM (a)(1) BE ADOPTED AND ON ROLL CALL THE
FOLLOWING VOTED "AYE":

Mr. Dunlop
Ms. Sweet

Mr. Romero
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. King

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION PASSED.

- (a)(2) Resolution No. 209-99 approving a panel of outside legal counsel for Real Estate Legal Services for three years and authorizing the Executive Director to enter into legal services contracts with those firms and to expend funds budgeted for such services in a total amount not to exceed \$250,000 annually, in accordance with Agency contracting practices for use of outside counsel; all redevelopment project areas.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. YEE, THAT ITEM (a)(2) BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Romero
Ms. Sweet
Mr. Yee
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. King

AND THE FOLLOWING ABSTAINED:

None

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular meeting, December 21, 1999.
- (b) Resolution No. 7-2000, authorizing a First Amendment to the Personal Services contract with Project Sentinel in an amount not to exceed \$9,500.00 for fair housing testing; all project areas.
- (c) Resolution No. 8-2000, authorizing a Fifth Amendment in an amount not to exceed \$51,400 to the Personal Services Contract with Keyser Marston Associates, Inc., for financial evaluation and real estate analysis in connection with the proposed development for the Emporium Site Areas; Yerba Buena Center Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a), (b) AND (c), RESOLUTION NUMBERS 7-2000 AND 8-2000, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (d) Resolution No. 9-2000 adopting Environmental Findings and Approving the N1 Major Phase Submission for the N1 Mission Bay Redevelopment Project; Mission Bay North Redevelopment Project Area.

Speakers: Amy Neches, Agency Staff (Mission Bay Redevelopment Project); Eric Harrison, Catellus

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 9-2000 BE ADOPTED.

- (e) Resolution No. 10-2000 election to be Subject to Section 22873 of the Public Employees' Medical and Hospital Care Act to Provide Health Insurance to Domestic Partners of Agency Employees and Authorization to Amend the Agency's Contract with CALPERS.

Speakers: Ora Williams, Agency Staff (Human Resources)

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 10-2000 BE ADOPTED.


- (f) Workshop on the Redevelopment Agency's Five-Year Financial Plan and draft 2000-01 Budget.

Tiza Peterson, Mario Menchini, Agency Staff gave a presentation. Speakers:
John Alberling

ADJOURNMENT

It was moved by Mr. Romero, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:05 p.m.

Respectfully submitted,


Erwin B. Tanjuagno
Agency Secretary

APPROVED:

August 22, 2000

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MINUTES OF A JOINT MEETING OF THE REDEVELOPMENT
AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
WITH THE CITY PLANNING COMMISSION HELD
ON THE 8TH DAY OF FEBRUARY 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a joint meeting with the City Planning Commission at City Hall, 1 Dr. B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 8th day of February, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Ramon Romero
Darshan Singh
Lynette Sweet
Benny Y. Yee

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and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

JOINT PUBLIC MEETING AGENDA

- (a)(1) Resolution No. 11-2000, Joint Public Meeting with the City Planning Commission Finding and Certifying that the Hunters Point Shipyard Reuse Final Environment Impact Report (EIR) is adequate, accurate, and objective.

Speakers: Dorothy Peterson, Shoreview Resident Association; Dwayne Jones, Young Community Developers; Algerine Clayton, LaSalle Residents Association; Ulysses J. Montgomery, LaSalle Residents Association; Michael Thomas, Communities for a Better Environment; Christine Shirley, ArcEcology; James Bryant, A. Field Randolph Institute; Eve Buck, ArcEcology; Alex Lansburg, Southeast Alliance for Environmental Justice; Frank O'Neill, Hunters Point Shipyard Committee; Sol Blum, ArcEcology

Presentations: Hilary Gitelman, Planning Department; Stanley Muraoka, Redevelopment Commission

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 11-2000 PASS.

At this time a fifteen-minute recess was called.

- (a)(2) Resolution No. 12-2000, adopting Environmental Findings and a Statement of Overriding Considerations Pursuant to the California Environmental Quality Act and State Guidelines in Connection with the Approval of the Redevelopment Plan, Report on the Plan, Design for Development, and Related documents Implementing the Development Program for the Hunters Point Shipyard Redevelopment Project Area.

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 12-2000 PASS.

REGULAR MEETING AGENDA

MATTERS OF UNFINISHED BUSINESS

- (a) Election of Vice-President

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROMERO, THAT ITEM (a) BE TABLED FOR TWO WEEKS AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. Yee
Mr. Romero

AND THE FOLLOWING VOTED "NAY"

Mr. King
Mr. Singh
Ms. Sweet

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

At this time, the president, Mr. Dunlop, nominated Mr. Romero for Vice-President.

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, THAT THE COMMITTEE TAKE A ROLL CALL VOTE TO ELECT MR. ROMERO FOR VICE-PRESIDENT AND THE FOLLOWING VOTED "AYE":

Mr. Romero
Mr. Yee
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Ms. Sweet

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT DECLARED MR. ROMERO'S NOMINATION AS VICE-PRESIDENT FAILED, AND WITH NO OTHER NOMINATIONS FROM THE FLOOR, CLOSED ITEM (a).

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 13-2000, authorizing the Executive Director to accept second mortgages in the original principal amount of \$805,000 and \$694,254 as payment in full of the Loan Agreements in the original principal amount of \$4,715,000 with Housing Development and Neighborhood Preservation Corporation for the development of first time homeowner units for low and

moderate income families at 101 Valencia Street; Citywide Tax Increment Housing Program.

- (b) Resolution No. 14-2000, authorizing the Executive Director to enter into an Assignment and Assumption Agreement to assign certain rights, title, and interest in Agency Promissory Notes in a total principal amount of \$805,000 Deeds of Trust, and Grant of Rights of First Refusal for fifty-three first time homeowner units for low and moderate income families at 101 Valencia Street to the City and County of San Francisco, acting through the Mayor's Office of Housing; Citywide Tax Increment Housing Program.
- (c) Resolution No. 15-2000, authorizing Martha Walters, Environmental Projects Coordinator, to attend the "Emerging Brownfields Opportunities" Conference in New York City, February 28 and 29, 2000.
- (d) Resolution No. 16-2000, authorizing Commissioner Lynette Sweet to attend the Special District Governance Seminar and Brown Act and Conflict of Interest Workshop in Long Beach, California, February 24 and 25, 2000, at a cost not to exceed \$1,600.00.
- (e) Resolution No. 17-2000, authorizing President Mark Dunlop to attend the 2000 Summit on Military Installation Redevelopment and Reuse in Washington, D.C., April 17 and 18, 2000, at a cost not to exceed \$1,500.00.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a), (b), (c), (d), and (e), RESOLUTION NUMBERS 13-2000, 14-2000, 15-2000, 16-2000, AND 17-2000, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (f) Resolution No. 18-2000, approving the Schematic Design for the Park Improvements, including the South Beach Park Children's Area, and increasing the Agency's Total Obligation for the Park Improvements and a Public Plaza to an amount not to exceed \$1,870,000, pursuant to a Sublease between the Agency and China Basin Ballpark Company LLC; Rincon Point – South Beach Redevelopment Project.

Presentations: Amy Neches, Agency Staff; Cheryl Barton, Architect

Speakers: Vicky Simon, Sub-Committee for the Children's Play Area; Annette Seevert; Marty McGraw; Connie Clark; Paula Roibel; John Bizel, South Waterfront Forum; Jim Green, Bayside Village Apartments; Lamont Jones

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 18-2000 BE ADOPTED.

- (g) Resolution No. 19-2000, authorizing \$600,000 in additional funding to Mary Elizabeth Inn, and California Properties of Woman's Division, Inc., for a total amount not to exceed \$2,706,410 for the rehabilitation of affordable housing for very low-income women, located at 1040 Bush Street, as part of the Citywide Tax Increment Housing Program.

Presentations: Lucia Mele, Agency Staff

Speakers: Kay Lewis, Mary Elizabeth Inn; Mary Helen Rogers

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 19-2000 BE ADOPTED.

- (h) Resolution No. 20-2000, authorizing a Predevelopment Grant Agreement with Providence Foundation of San Francisco in an amount not to exceed \$50,000 for predevelopment activities leading to the possible development of Lots 4 and 29 of Block 5306; Bayview Hunters Point Survey Area.

Presentations: Matthew Schwartz, Agency Staff

Speakers: Pastor Jones; Mary Helen Rogers; James Blanden, Cornelius Wise, Providence Foundation; Ashley Rhodes, Providence Baptist Church; Reverend Arnold Townsend; Algerine Clayton

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 20-2000 BE ADOPTED.

- (i) Resolution No. 21-2000, authorizing a Second Amendment of Agreement for the Sale and Purchase of Real Property with S. Y. Investment Co., Inc., for property located at 7th and Mission Streets, San Francisco and reducing toxics remediation escrow fund to \$900,000; Federal Office Building Redevelopment Project.

Presentations: Amy Neches, Agency Staff

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 21-2000 BE ADOPTED.

(j) Agency Commission Workshop on the Agency's 2000-01 Budget.

Presentation: Tiza Peterson, Agency Staff

Speakers: Fasan Lotte; Mary Rogers

Topics: Low-income housing for seniors; Fillmore; Pier 40; Youth Center; Native American Cultural Center

(k) Resolution No. 22-2000, Resolution to Prohibit Expenditure of funds for Travel by Agency Staff or Commission to South Carolina until such time as the NAACP boycott is ended and the Confederate Flag is taken down from the State Capitol Building.

Speakers: Mary Helen Rogers

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 22-2000 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speakers: Ulysses J. Montgomery (Housing Developments in Bayview); Algerine Clayton

REPORT OF THE EXECUTIVE DIRECTOR

Appointment of Bertha Ontiveros as Agency General Counsel

COMMISSIONERS' QUESTIONS AND MATTERS

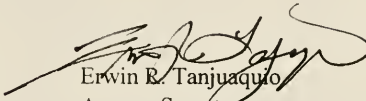
Mr. Yee took issue with the Minna-Russ Project.

ADJOURNMENT

It was moved by Mr. Yee, seconded by King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:20 p.m.

Minutes of a Regular Meeting February 8, 2000

Respectfully submitted,



Erwin R. Tanjuaquito
Agency Secretary

APPROVED:

August 22, 2000

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
15TH DAY OF FEBRUARY 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 1800 Oakdale Avenue in the City of San Francisco, California, at 4:00 p.m. on the 15th day of February, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Darshan Singh
Lynette Sweet
Ramon Romero
Benny Y. Yee

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and the following was absent:

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None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) Workshop on the Bayview Connections Project; Bayview Hunters Point Survey Area.

Presenters: Jose Campos, Lisa King, Agency Staff; Ken Rich, Planning Department; Mohammed Nuru, BVHP PAC

Speakers: Mel Carrier, Micro Credit Loan Fund; Leon Thibeaux; Shelly Bradford-Bell, Bayview Opera House; Espanola Jackson; Alex Lanstberg; Sophie Maxwell, BVHP PAC

- (b) Workshop on the Preliminary Development Concept for the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area.

Presenters: Byron Rhett, Agency Staff; Roy Willis, Bayview Hunters Point Partners; Curtis Eisenberg; Dr. Laura Lester, Developer; Karen Alschuler, SMWM; Scott Madison; Charlie Walker, CAC

Speakers: Stan Smith, San Francisco Building and Construction Trades Council; Ulysses J. Montgomery, Equity Development Foundation; Oscar James; Leon Thibeaux, CAC; Claudia Polley, National Association for African-American Heritage Preservation; Carolyn Geherty, National Association of Women in Construction; Barbara Banks; James Bryant, A. Phillip Randolph Institute; Espanola Jackson; Michael J. Benardo, AFLCIO-ILWU Local 6; Sophie Maxwell; Derek H. Smith; Marie J. Franklin; Devon Stanford; Jesse Mason, Bayview Hunters Point Community Advocates; Willie Kennedy

At this time the president called for a five-minute recess.

(c) Workshop on the Agency's 2000-01 Budget.

Presenters: Tiza Peterson, Byron Rhett, Ora Williams, Agency Staff

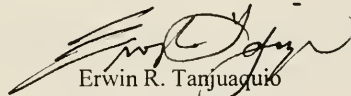
Speakers: Mary Ellen Rogers

REPORT OF THE EXECUTIVE DIRECTOR

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned to closed session. The meeting adjourned at 8:05 p.m.

Respectfully submitted,



Erwin R. Tanjuaquio
Agency Secretary

APPROVED:

August 22, 2000

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
22ND DAY OF FEBRUARY 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 22nd day of February, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Ramon Romero
Darshan Singh
Lynette Sweet
Benny Y. Yee

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and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

MATTERS OF NEW BUSINESS

- (a) Proposal to rehabilitate 36 additional units for families on Treasure Island, being brought forth by Catholic Charities of San Francisco.

Presenters: Alicia Klein, Mayor's Office of Housing; Beth Smith, Catholic Charities; Sherry Williams, TIHDI; Tom Matthews, Rubicon Properties

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, THAT ITEM (a) BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Romero
Mr. Singh

Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

Mr. Dunlop

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

At this time the president, Mr. Dunlop, called for a five minute recess.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 23-2000, amending Resolution No. 173-99 to change the public hearing date for the Annexation of Territory to Community Facilities District No. 1 (South Beach) and Authorization of the Levy of Special Taxes; Rincon Point – South Beach Redevelopment Project Area.
- (b) Resolution No. 24-2000, authorizing the extension of existing Personal Service Contracts with the Agency's Panel of Real Estate Economists to May 25, 2000 for Real Estate Economics Services on an As-Needed Basis and Increasing the Budget Authority for these Services by \$50,000 to a Total Aggregate Amount not to exceed \$350,000; All Project Areas.
- (c) Resolution No. 25-2000, authorizing a First Amendment to the Letter Agreement with the Mayor's Office of Community Development that extends the Time of Performance and increases the Amount of Compensation by \$127,500 for administration of Business Development Contracts with the South of Market Foundation (South of Market, Yerba Buena Center and Rincon Point – South Beach) and Urban Economic Development Corporation (Western Addition A-2 and India Basin Industrial Park), and an Entrepreneurial Training Contract with San Francisco Renaissance; All Redevelopment Project Areas.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a), (b), AND (c), RESOLUTION NUMBERS 23-2000, 24-2000, AND 25-2000, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (d) Workshop on Revised Schematic Design for the Jewish Museum on Central Block One, Yerba Buena Center Redevelopment Project Area.

Presenters: Connie Wolf, Jewish Museum; Daniel Liebeskind

Speakers: Lorraine Garcia-Necada, Mexican Museum; Michael Dudee, California Historical Society; John Calachy, Yerba Buena Center for the Arts; Anita Hill, Yerba Buena Alliance; Deacon Virgil Capeti, St. Patrick's Church; Joyce Linker, Board of Trustees

At this time the president, Mr. Dunlop, called for a five-minute recess.

- (e) Resolution No. 26-2000, authorizing the Executive Director to Submit an Amended Construction Loan Application to the California Department of Boating and Waterways in an Amount not to exceed \$7.4 million for Improvements to South Beach Park and Harbor; Rincon Point – South Beach Redevelopment Project Area.

It was moved by the president, Mr. Dunlop, that item (e) be pushed back to immediately before item (j).

- (f) Resolution No. 27-2000, declaring the intention to Establish a Community Facilities District No. 6 (Mission Bay South Public Improvements) and to Authorize the Levy of Special Taxes in the District; Mission Bay South Project Area.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, THAT ITEM (f), RESOLUTION NO. 27-2000, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Romero
Ms. Sweet
Mr. Yee
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION
CARRIED.

- (g) Resolution No. 28-2000, declaring intention to incur Indebtedness of the Proposed Community Facilities District No. 6 (Mission Bay South Public Improvements); Mission Bay South Project Area.

Presenters: Amy Neches, Agency Staff

Speakers: Andrew Detch, ESPRIT; Michael Burk, Alman, Burke, Hoffman,
and Johnson (Counsel to ESPRIT)

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS.
SWEET, THAT ITEM (g), RESOLUTION NO. 28-2000, BE ADOPTED
AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Romero
Ms. Sweet
Mr. Yee
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION
CARRIED.

- (h) Resolution No. 29-2000, expressing the intent of the Agency to issue Multifamily Revenue Bonds or Notes in one or more series to finance the new

construction of residential facilities at One Church Street in an amount not to exceed \$16,000,000; Citywide Tax Increment Housing Program.

Presenters: Matthew Schwartz, Agency Staff

Speakers: Mary Helen Rogers

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 29-2000 BE ADOPTED.

- (i) Resolution No. 30-2000, expressing the intent of the Agency to issue Multifamily Revenue Bonds or Notes in one or more series to finance the new construction of residential facilities at One Church Street in an amount not to exceed \$16,000,000; Citywide Tax Increment Housing Program.

Presenters: Sean Spears, Agency Staff; Andrew Wicks, Burlingame Management

Speakers: Mary Helen Rogers; Alex Griffin; Carmen Johnson, Agape Outreach Center

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 30-2000 BE ADOPTED.

At this time item (e), previously delayed to immediately before item (j), was brought to the table.

- (e) Resolution No. 26-2000, authorizing the Executive Director to Submit an Amended Construction Loan Application to the California Department of Boating and Waterways in an Amount not to exceed \$7.4 million for Improvements to South Beach Park and Harbor; Rincon Point – South Beach Redevelopment Project Area.

Presenters: Amy Neches, Agency Staff

Speakers: Martin Fey, Bob Mason, South Beach Yacht Club; Ann Sikh, Bay Area Association of Disabled Sailors; Dr. Edward Mackin

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 26-2000 BE CONTINUED TO MARCH 7TH, 2000.

(j) Workshop on the Agency's 2000-01 Budget.

Presenters: Tiza Peterson, Agency Staff

Speakers: John Elberling, TODCO; Sandy Mori, Japantown Planning, Preservation, and Development Task Force

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speakers: Mary Helen Rogers; Bobby Webb (Juneteenth)

REPORT OF THE PRESIDENT

REPORT OF THE EXECUTIVE DIRECTOR

COMMISSIONERS' QUESTIONS AND MATTERS

Main matter discussed was the Agency's policy of accepting Agency Staff's recommendations as the path to be taken, or to listen to Agency Staff's report and let the commission make recommendations.

At this time the president, Mr. Dunlop, called for a five-minute recess before reconvening to Closed Session..

CLOSED SESSION


Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Agency's negotiators are William Carney, Darby Kremers, and Judy Eng. Property locations and entities the Agency may negotiate with are:

- (i) Jessie Square, north side of Mission Street between Third and Fourth, with Millennium Partners and the San Francisco Parking Authority.
- (ii) Parcel CB-1-MM, north side of Mission Street between Third and Fourth, with the Mexican Museum.
- (iii) Parcel EB-2A, southeast corner of Mission Street and Third Street, with San Francisco Museum Tower, LLC.

ADJOURNMENT

The meeting adjourned at 7:45 p.m. from closed session.

Respectfully submitted,



Erwin R. Tanjuaquio
Agency Secretary

APPROVED:

August 22, 2000

5
/00

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
29TH DAY OF FEBRUARY 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 29th day of February, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Ramon Romero
Darshan Singh
Lynette Sweet
Benny Y. Yee

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and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

JOINT MEETING WITH THE PORT OF SAN FRANCISCO AND PUBLIC

- (a)(1) Resolution No. 31-2000, approving the Basic Concept and Schematic Drawings for Rincon Park; Rincon Point South Beach Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (a)(1), RESOLUTION NO. 31-2000 BE ADOPTED.

- (a)(2) Workshop on the Basic Concept Design for Mission Creek Park; Mission Bay North and South Redevelopment Project Areas.

ADJOURNMENT OF JOINT PUBLIC MEETING

At this time the president, Mr. Dunlop, moved for a five-minute recess.

REGULAR MEETING

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 32-2000, authorizing Payment of \$65,000 to the Human Rights Commission of the City and County of San Francisco, which represents the Agency's share of the cost of the Citywide Surety Bond Program.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 32-2000, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 33-2000, approving the Redevelopment Agency's 2000-01 Budget.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 33-2000, BE ADOPTED AS AMENDED DURING THE MEETING.

- (c) Resolution No. 34-2000, authorizing Exclusive Negotiations with a Developer for the Purchase and Development of Parcel 714-A(2), located at the corner of Myrtle Street and Van Ness Avenue; Western Addition A-2 Redevelopment Project Area.

MOTION: IT WAS MOVED THAT RESOLUTION NO. 34-2000 BE TABLED AND CONTINUED TO THE MARCH 14TH MEETING.

REPORT OF THE PRESIDENT

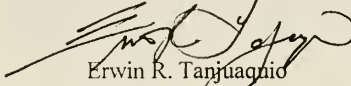
REPORT OF THE EXECUTIVE DIRECTOR

COMMISSIONERS' QUESTIONS AND MATTERS

ADJOURNMENT

It was moved by Mr. Romero, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:40 p.m.

Respectfully submitted,



Erwin R. Tanjuaquio
Agency Secretary

APPROVED:

August 22, 2000

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
7TH DAY OF MARCH 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 7th day of March, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Darshan Singh
Lynette Sweet
Benny Y. Yee

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and the following was absent:

Ramon Romero

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

The Commission met as the Housing Advisory Committee before commencing the Regular Meeting Agenda.

MATTERS OF UNFINISHED BUSINESS

- (a) 1. Workshop: Preliminary Discussion regarding the transfer of South Beach Harbor Operations, Maintenance, etc. from the Redevelopment Agency to the Port of San Francisco.

Presenters (a)1 and (a)2: Amy Neches, Agency Staff; Paul Osmondson, Planning & Development, Port of San Francisco
- (a) 2. Resolution No. 26-2000, authorizing the Executive Director to Submit an Amended Construction Loan Application to the California Department of Boating and Waterways in an Amount not to exceed \$7.4 million for

Improvements to South Beach Park and Harbor; Rincon Point – South Beach Redevelopment Project Area. (Continued from February 22, 2000)

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 26-2000 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 35-2000, authorizing Commissioners Darshan Singh and Benny Y. Yee to attend the California Redevelopment Association's (CRA) Annual Conference and Exposition in San Diego, March 15-17, 2000, at a cost not to exceed \$2,800.

Resolution No. 35-2000 was amended to state that only one commissioner, Commissioner Benny Y. Yee would be attending the Conference.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 35-2000, AS AMENDED, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in Authorizing Execution of a Deed and Other Conveyance Instruments in Connection with the Sale of 53 Rebecca Lane to Angela L. Campbell as part of the Hunters Point Affordable Housing Program; Hunters Point Redevelopment Project Area.

Executive Director Morales recommended that since staff is still working on this matter, that the item be continued indefinitely.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (b) BE CONTINUED INDEFINITELY.

- (c) Resolution No. 36-2000, authorizing the Executive Director to enter into a Second Amendment to the Personal Services Contracts with Willie B. Kennedy and Cassandra Tompkins for Administrative and Community Outreach Services for the Hunters Point Shipyard Citizens Advisory

Committee for an aggregate amount not to exceed \$153,831; Hunters Point Shipyard Redevelopment Project Area.

Presenters: Byron Rhett, Randi Smith, Agency Staff

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 36-2000 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Mary Helen Rogers (732-A); Bobby Webb (Juneteenth); Esther Collins (Juneteenth)

REPORT OF THE EXECUTIVE DIRECTOR

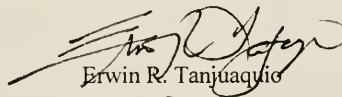
Finance Committee meeting regarding Hunters Point Shipyard

COMMISSIONERS' QUESTIONS AND MATTERS

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:40 p.m.

Respectfully submitted,


Erwin R. Tanjuaquio
Agency Secretary

APPROVED

August 29, 2000

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
14TH DAY OF MARCH 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 14th day of March, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Ramon Romero
Darshan Singh (Departed at 7:40 PM)
Lynette Sweet (Arrived at 5:20 PM)
Benny Y. Yee (Departed at 7:15 PM)

and the following was absent:

None

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

MATTERS OF UNFINISHED BUSINESS

- (a) Resolution No. 34-2000, authorizing Exclusive Negotiations with a Developer for the Purchase and Development of Parcel 714-A(2), located at the corner of Myrtle Street and Van Ness Avenue; Western Addition A-2 Redevelopment Project Area. (Continued from February 29, 2000)

This item was continued from the meeting of February 29, 2000 where the meeting was adjourned following staff presentation and before taking public testimony on the matter. Deliberation on this item begins with public testimony.

Speakers: Derf Butler; Thomas Campbell; Richard Brown; Suzanne Busch; Ulysses J. Montgomery, Equity Development Foundation, Inc.; James Oriana, Roberts-Obayashi General Contractor; Stan Warren, San Francisco Building and Construction Sites Council; Michael Johnson, Van Ness-Myrtle

Limited Partnership; Rod Henmi, Michael Willis Architects; Randall Martinez, Cordoba Corporation; Brian Garlington; Cheryl Nicholson; Eric Marquis; Michael Vanderhorst; Daniel Frost, International Brotherhood of Electrical Workers; Augustine Maximum, Armax Corporation; Mel Lee; Robert Skinner, Consultant to Armax

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP, THAT ITEM (a), RESOLUTION NO. 34-2000, BE TABLED FOR ONE MONTH AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Romero
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION TO TABLE ITEM (a) WAS NOT CARRIED, AND THAT DISCUSSION ON ITEM (a) WOULD CONTINUE.

At this time, 5:20 PM, Ms. Sweet arrived at the meeting.

At this time the Commissioners and the Agency Staff held a panel discussion of the three contractors/developers who were bidding on this project.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, THAT THE COMMISSIONERS ALLOW THE THREE DEVELOPERS TO REVISE THEIR PROPOSALS AND SUBMIT THEM TO AN OUTSIDE CONSULTANT FOR A FINAL DECISION AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Romero
Ms. Sweet
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION TO HIRE AN OUTSIDE CONSULTANT FAILED AND THAT DISCUSSION ON ITEM (a) WOULD CONTINUE.

MOTION: IT WAS MOVED BY MR. KING THAT THE AGENCY STAFF RECOMMENDATION BE EJECTED, AND WITHOUT A SECOND, THE MOTION WAS DROPPED.

After his motion was dropped, Mr. King demanded that the Agency Staff be reevaluated.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, THAT ITEM (a) BE TABLED FOR ONE MONTH, ASKING THAT THE DEVELOPERS RESUBMIT THEIR PROPOSALS TO AGENCY STAFF FOR THEM TO MAKE A RECOMMENDATION ON ONE DEVELOPER.

MR. ROMERO WITHDREW HIS MOTION, AND MS. SWEET SECONDED THE WITHDRAWAL OF THE MOTION.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, THAT HIS PREVIOUS MOTION TO HIRE AN OUTSIDE CONSULTANT FOR THE FINAL DECISION AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Romero
Ms. Sweet
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh

Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION TO RECONSIDER MR. ROMERO'S PREVIOUS MOTION TO HIRE AN OUTSIDE CONSULTANT FAILED, AND THAT DISCUSSION ON ITEM (a) WOULD CONTINUE.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, THAT THE PROJECT BE AWARDED TO THE VAN NESS CARE CENTER GROUP.

AMENDMENT TO MOTION: IT WAS MOVED BY MS. SWEET THAT AMENDMENTS BE MADE TO THE MOTION (ULTIMATELY THE RESOLUTION) THAT IF THE COMMISSION IS GOING TO AWARD THE PROJECT TO VAN NESS CARE CENTER, THAT THE PERFORMANCE DATES LISTED ON THE PROPOSAL ARE DATE CERTAIN AND DEFINITIVE AND THAT NO ADDITIONAL EXTENSIONS ON THE PROJECT WILL BE GRANTED FOR ANY REASON.

AMENDMENT ACCEPTED BY MR. YEE AND MR. KING

AMENDMENT TO MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, THAT AN AMENDMENT BE MADE TO THE MOTION THAT THE PURCHASE PRICE FOR THE PROPERTY BE RAISED TO THE PROPOSED \$2 MILLION AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Romero
Mr. Singh
Ms. Sweet
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE AMENDMENT TO THE MAIN MOTION WAS CARRIED.

ADOPTION: ON THE MAIN MOTION TO AWARD THE PROJECT TO THE VAN NESS CARE CENTER WITH THE TWO APPROVED AMENDMENTS ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Romero
Mr. Dunlop

AND THE FOLLOWING ABSTAINED:

Ms. Sweet

THE PRESIDENT THEREUPON DECLARED THAT ITEM (a), RESOLUTION NO. 34-2000, CARRIED AUTHORIZING EXCLUSIVE NEGOTIATIONS WITH VAN NESS CARE CENTER.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 37-2000, authorizing a First Amendment to the Option Agreement, a First Amendment to the Memorandum of Option, a First Amendment to the Regulatory and Grant Agreement, and a First Amendment to the Tax Increment Affordable Housing Loan Agreement with Howard Street Development Corporation, in conjunction with the development of 88 units of very low income housing at the northeast corner of 8th and Howard Streets, South of Market Earthquake Recovery Project Area.

Presenters: Vanessa Dandridge, Agency Staff

Speakers: Jim Berk, South of Market PAC

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 37-2000 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speakers: Jim Berk, Yerba Buena Neighborhood Council; Jackie Norman (Juneteenth); Al Norman (Juneteenth); Dexter Woods (Juneteenth); Bobby Webb, Blues and R&B Music Foundation

REPORT OF THE EXECUTIVE DIRECTOR

Juneteenth Festival 2000, Annual Statements of Economic Interest

COMMISSIONERS' QUESTIONS AND MATTERS

Juneteenth Festival Accounting

CLOSED SESSION

It was moved by Mr. Romero, seconded by Ms. Sweet, and unanimously carried that the meeting recess into closed session at 7:55 PM.

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment regarding Agency office space lease with San Francisco Credit Union. Agency negotiators: Darby Kremers and James Nybakken.
- (b) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
- (c) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding anticipated litigation: One potential case.

ADJOURNMENT

It was moved by Mr. Romero, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Erwin K. Tanjuaquio', is written over the printed name.

Erwin K. Tanjuaquio
Agency Secretary

APPROVED

August 29, 2000

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
21ST DAY OF MARCH 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 21st day of March, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Ramon Romero
Darshan Singh
Lynette Sweet
Benny Y. Yee

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and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 38-2000, authorizing Commissioner Lynette Sweet to attend the Manchester Craftsmen's Guild's Board Meeting in Pittsburgh, Pennsylvania, March 31, April 1 and 2, 2000 at a cost not to exceed \$1,200 to be reimbursed to the Agency.
- (b) Resolution No. 39-2000, authorizing Helen Sause, Deputy Executive Director, Program and Project Management to travel to Washington D.C., March 24-27, 2000 to attend the 2000 NAHRO Legislative Conference, at a cost not to exceed \$1,350.00.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) AND (b), RESOLUTION NUMBERS 38-2000 AND 39-2000, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 40-2000, approving the Basic Concept Design for Mission Creek Park pursuant to the Owner Participation Agreements with Catellus Development Corporation; Mission Bay North and South Redevelopment Project Areas.

Presenters: Amy Neches, Agency Staff

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 40-2000 BE ADOPTED.

- (d) Resolution No. 41-2000, adopting environmental findings pursuant to the California Environmental Quality Act and Approving the Block 26, 26A, 27 and 28 Major Phase Submission in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area.

Presenters: Eric Harrison, Terezia Nemeth, Catellus

Speakers: Jessie Blout, Mayor's Office of Economic Development

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 41-2000 BE ADOPTED.

- (e) Resolution No. 42-2000, approving the Block 26A Basic Concept Design Submission in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 42-2000 BE ADOPTED.

- (f) Resolution No. 43-2000, authorizing a Third Amendment to the Exclusive Negotiations Agreement with the Lennar/BVHP, LLC for the Hunter's Point Shipyard; Hunter's Point Shipyard Redevelopment Project Area.

Presenters: Byron Rhett, Agency Staff

Speakers: Ulysses J. Montgomery, Equity Development Foundation

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 43-2000 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speakers: Bob Isaacson, Bayview Residents' Association; Ulysses J. Montgomery, LaSalle Residents' Association; Jesse Mason; Doris M. Vincent

REPORT OF THE PRESIDENT

Dinner for former Commissioner Neli Palma, Mid-Market Area, Dinner for Ms. Frances Yee

REPORT OF THE EXECUTIVE DIRECTOR

Cineplex/Blue Note project, African American Cultural Institute, Hunters Point Redevelopment Project Area

COMMISSIONERS' QUESTIONS AND MATTERS

CLOSED SESSION

It was moved by Mr. Yee, seconded by Mr. Romero, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:25 p.m.

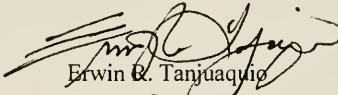
Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Agency's negotiators are Olson Lee, Matthew Schwartz, and Sean Spear. Property locations and entities the Agency may negotiate with are:

- (i) All Hallows Gardens Apartments, 6 Baldwin Court, Hunters Point
Redevelopment Project Area, with All Hallows Associates, a Limited
Partnership
- (ii) Bayview Apartments, 5 Commer Court, Hunters Point
Redevelopment Project Area, with Bayview Hunters Point
Apartments, a Limited Partnership

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried
that the meeting be adjourned. The meeting adjourned at 5:50 p.m.

Respectfully submitted,


Erwin B. Tanjuaque
Agency Secretary

APPROVED

August 29, 2000

MINUTES OF A SPECIAL MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
23RD DAY OF MARCH 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a special meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 12:00 p.m. on the 23rd day of March, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Ramon Romero
Lynette Sweet
Benny Y. Yee

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and the following was absent:

Mr. King
Mr. Singh

James B. Morales, Executive Director, and staff members were also present.

SPECIAL MEETING AGENDA

Pursuant to Section 32 of the bylaws of the Redevelopment Agency, this Special Meeting is for the purpose of holding a Joint Public Meeting with the City Planning Commission for the Draft of Environmental Impact Report on the Brannan Square Mixed Use Development Project within the Rincon Point – South Beach Redevelopment Project Area (Case No. 1999.173).


Presenters: Paul Maltzer, Planning Department Staff; Stan Muraoka, Agency Staff

Speakers: James Haas, Rincon Point – South Beach CAC; Ernestine Weiss; Lloyd Schlagel

ADJOURNMENT

It was moved by Ms. Sweet, seconded by Mr. Romero, and unanimously carried that the meeting be adjourned. The meeting adjourned at 12:20 p.m.

Respectfully submitted,



Erwin R. Tanjuaquio
Agency Secretary

APPROVED

August 29, 2000

100

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
28TH DAY OF MARCH 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 28th day of March, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Ramon Romero
Darshan Singh
Benny Y. Yee

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and the following was absent:

Lynette Sweet

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 44-2000, approving a Personal Services Contract with Kutak Rock LLP for legal assistance on conveyance of Hunters Point Shipyard properties from the Navy, in an amount not to exceed \$100,000; Hunters Point Shipyard Redevelopment Project Area.

Presenters: Bertha Ontiveros, Agency Staff; Jessie Blout, Mayor's Office of Economic Development

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 44-2000 BE ADOPTED.

- (b) Public Hearing to hear all persons interested in the formation of Community Facilities District No. 6 (Mission Bay South Public Improvements)

Speakers: Andrew Detsch; Eric Harrison, Catellus

- (c) Resolution No. 45-2000, forming Community Facilities District No. 6 (Mission Bay South Public Improvements), Authorizing the Levy of a Special Tax Within the District and Preliminarily Establishing an Appropriations Limit for the District; Mission Bay South Redevelopment Project.

Presenters: Helen Sause, Agency Staff

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 45-2000 BE ADOPTED.

- (d) Resolution No. 46-2000, determining the necessity to incur bonded indebtedness within Community Facilities District No. 6 (Mission Bay South Public Improvements); Mission Bay South Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 46-2000 BE ADOPTED.

- (e) Resolution No. 47-2000, calling a Special Election in Community Facilities District No. 6 (Mission Bay South Public Improvements); Mission Bay South Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 47-2000 BE ADOPTED.

The resulting ballot was "Yes".

- (f) Resolution No. 48-2000, declaring results of the Special Election in Community Facilities District No. 6 (Mission Bay South Public Improvements) and recording notice of special tax lien; Mission Bay South Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 48-2000 BE ADOPTED.

- (g) Ordinance No. 1-2000 (First Reading), adopting a Redevelopment Ordinance levying special taxes within Redevelopment Agency of the City and County

of San Francisco Community Facilities District No. 6 (Mission Bay South Public Improvements); Mission Bay South Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 48-2000 BE ADOPTED.

MATTERS NOT APPEARING ON THE AGENDA

- (a) Authorizing the Executive Director to exercise the Agency's Repurchase Option with respect to 85 Garnett Terrace, and to expend funds not to exceed \$225,000 to purchase the unit.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (a) BE ADDED TO THE AGENDA.

Item (a) was added to the agenda, and discussion on item (a) commenced.

Presenters: Darby Kremers, Agency Staff

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (a) ABOVE BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speakers: Jackie Norman (Juneteenth)

REPORT OF THE PRESIDENT

Retirement lunch for Frances Yee

REPORT OF THE EXECUTIVE DIRECTOR

Status Report on Parcel EE-2, Hunters Point Redevelopment Project Area

It was moved by Mr. King, Seconded by Mr. Romero, and unanimously carried that each speaker be allowed five (5) minutes to speak.

Speakers: T. D. Cook, Stonyhill Summit LLC; Al Norman; Yvonne Dillon; Richard Waters, City National Bank

Update on Fillmore Redevelopment Project Area; Update on Minna-Russ Park Project; Civil Action filed against Hunters Point PAC; Notice of Action filed against Agency

COMMISSIONERS' QUESTIONS AND MATTERS

RECESS

It was moved by Mr. Yee, seconded by Mr. Singh, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:30 p.m.

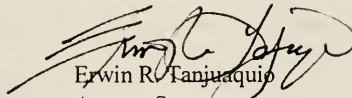
CLOSED SESSION

Pursuant to Government Code Section 54957 on personnel matters: Annual public employee performance evaluation for the Executive Director.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:35 p.m.

Respectfully submitted,


Erwin R. Tanjuaquio
Agency Secretary

APPROVED

August 29, 2000

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
4TH DAY OF APRIL 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 4th day of April, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King (Arrived at 4:18 PM)
Ramon Romero
Darshan Singh
Benny Y. Yee

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and the following was absent:

Lynette Sweet

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) Ordinance No. 1-2000 (Second Reading), adopting a Redevelopment Ordinance levying special taxes within Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 6 (Mission Bay South Public Improvements); Mission Bay South Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ORDINANCE NO. 1-2000 BE ADOPTED.

- (b) Resolution No. 49-2000, authorizing the Executive Director to enter into a First Amendment to the Personal Services Contract with Emily Rogers for Administrative and Coordinating Services to the Bayview Hunters Point

Project Area Committee in an amount not to exceed \$52,000; Bayview Hunters Point Survey Area.

Presenters: Gaynell Armstrong, Agency Staff

- (c) Resolution No. 50-2000, authorizing a First Amendment to the Regulatory and Grant Agreement with Minna Russ Housing Development Corporation in an Amount not to exceed \$119,820 in conjunction with the Development of Tutubi Park (also known as Minna Park) at 535 Minna Street; South of Market Earthquake Recovery Redevelopment Project Area.

Presenters: William Carney, Pam Sims, Agency Staff

Speakers: Maurice Lynn Miller, Asian Neighborhood Design; M. C. Canlass, Head Start Program; Anthony Palmroth, Crime and Safety Committee; Marcia Bonn, Jerry Clark, South of Market Project Area Committee; Ana Yee, Mayor's Office of Community Development; Patrice Johnson, South of Market Childcare; Raoul Escareno, Caritas Management Corporation; Antoinetta Stadelman; Jim Burk

The Commission debated and discussed Resolution No. 50-2000, the majority of commentary and questioning from Mr. Yee.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, THAT ITEM (c), RESOLUTION NO. 50-2000, BE **REJECTED** AND ON ROLL CALL, THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Romero
Mr. Dunlop

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED TO REJECT STAFF'S RECOMMENDATION AND TO REJECT RESOLUTION NO. 50-2000.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

Speakers: Dorothy Peterson, Shoreview Residents' Association; Algernine Clayton, LaSalle Residents' Association; Lee Esther Moore; Mary Helen Rogers; Jim Berk; Jackie Norman; Chris Reyes, Asian Inc.

REPORT OF THE PRESIDENT

REPORT OF THE EXECUTIVE DIRECTOR

(a) Status Report on Parcel EE-2, Hunters Point Redevelopment Project Area

Speakers: Robert Upton, Stony Hill Summit Partners

(b) Status Report on Proposed Acquisition of Properties Along Sixth Street,
South of Market Earthquake Recovery Redevelopment Project Area

COMMISSIONERS' QUESTIONS AND MATTERS

RECESS

It was moved by Mr. Romero, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:43 p.m.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The properties are located along the Sixth Street corridor, within the South of Market Earthquake Recovery Redevelopment Project Area and are listed below. The entities the Agency may negotiate with are the listed property owners. The Agency negotiators are Olson Lee, Darby Kremers, Bill Carney and Vanessa Dandridge.

(a) The Alder Hotel, 169-183 Sixth Street
Owner: Vijaykumar D. and Ramilaben V. Patel

(b) Balmoral South Hotel, 87-99 Sixth Street
Owner: James Lee Trustee


(c) The Plaza Hotel, 988 Howard Street
Owner: Keshavbhai B. and Rukhiben K. Patel

(d) 101-115 Sixth Street
Owner: Fred and Herta Rautenkranz Living Trust

ADJOURNMENT

It was moved by Mr. Romero, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:21 p.m.

Respectfully submitted,



Erwin R. Tanjuague
Agency Secretary

APPROVED

August 29, 2000

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
18TH DAY OF APRIL 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 18th day of April, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Leroy King
Ramon Romero
Darshan Singh
Benny Y. Yee

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and the following was absent:

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Mark Dunlop, President
Lynette Sweet

IN THE ABSENCE OF THE COMMISSION PRESIDENT, IT WAS SO MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT MR. YEE BE ELECTED AS CHAIR PRO-TEM.

The Chair declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 51-2000, authorizing Travel for Olson Lee, Housing Division Manager, to attend the 2000 Association of Local Housing Finance Agencies (ALHFA) Spring Educational Conference on April 26-29, 2000 in Boston, Massachusetts at a cost not to exceed \$1,760.
- (b) Resolution No. 52-2000, appointing Assistant Agency Secretaries.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) AND (b), RESOLUTION NUMBERS 51-2000 AND 52-2000, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 53-2000, authorizing Execution of an Owner Participation Agreement with Northshore Resources IV, Limited Partners for the Development of Site H-1, Hoopers South End Grain Warehouse, 64-72 Townsend Street, (Lot 3 in Assessor's Block 3789) Located at the Southwest Corner of Townsend and Colin P. Kelly Jr. Streets; Rincon Point – South Beach Redevelopment Project Area.

Presenters: Amy Neches, Barbara Amato, Walter Yanagita, Agency Staff; Arnie Lerner, Developer's Architect; Steve Massey, Massey Architects

Speakers: Robert Shepherd, Fox Family Attorney

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 53-2000 BE ADOPTED.

- (d) Resolution No. 54-2000, conditionally Approving Schematic Design for the Retention and Rehabilitation of the Hoopers South End Grain Warehouse, 64-72 Townsend Street, Site H-1 (Block 3789, Lot 3); by Northshore Resources IV Limited Partners for the Development; Rincon Point – South Beach Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 54-2000 BE ADOPTED.

- (e) Resolution No. 55-2000, authorizing Execution of an Owner Participation Agreement with Northshore Resources IV, Limited Partners for the Development of Site H-2, Colin P. Kelly Street Warehouse (52 Colin P. Kelly, Jr. Street, Lot 10 in Assessor's Block 3789); Rincon Point – South Beach Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 55-2000 BE ADOPTED.

- (f) Resolution No. 56-2000, conditionally Approving Schematic Design for the Retention and Rehabilitation of the 52 Colin P. Kelly Street Warehouse; of Site H-2 (Assessor's Block 3789, Lot 10); by Northshore Resources IV Limited Partners for the Development; Rincon Point – South Beach Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 56-2000 BE ADOPTED.

- (g) Resolution No. 57-2000, authorizing the Execution of Loan Agreements in an Aggregate Principal Amount not to exceed \$20,000,000 Relating to the Issuance of Tax Allocation Revenue Bonds by the City and County of San Francisco Redevelopment Financing Authority, Approving the Official Statement Relating to the Bonds, and Authorizing and Approving Other Matters Properly Relating Thereto; Agency-Wide.

Speakers: Mary Helen Rogers

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 57-2000 BE ADOPTED.

RECESS

It was moved by Mr. Singh, seconded by Mr. King, that the meeting be recessed, and that the Commission reconvene as the City and County of San Francisco Redevelopment Financing Authority for the remainder of the agenda.

At this time, Acting as the City and County of San Francisco Redevelopment Financing Authority, discussion on item (g) was continued in regard to the Sale of the Bonds Being Sold Competitively.

Speakers: Ulysses J. Montgomery

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (g) BE ADOPTED IN RESPECT TO THE COMPETITIVE SALE OF THE BONDS.

It was moved by Mr. Romero, seconded by Mr. Singh, and unanimously carried that the meeting of the City and County of San Francisco Redevelopment Financing Authority be adjourned.

At this time, the meeting was reconvened as the City and County of San Francisco Redevelopment Agency.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speakers: Warren Zeto, Asian Neighborhood Design; Jim Nybakken, San Francisco Redevelopment Agency Employees' Association; Barbara Banks; Mary Rogers; Enrique Nuevaperia

REPORT OF THE PRESIDENT

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Status Report on Parcel EE-2, Stony Hill Summit, Hunters Point Redevelopment Project Area

Presenters: Matt Schwartz, Agency Staff

Speakers: Norman Cook, Cook Developers; Mary Rogers; Lionel McGillbury; Barbara Banks; Tyrell Smith, Bayview Cutting Edge Landscape; Yvonne Dylan

At this time, the Chair called for a two-minute recess.

Speakers: Dwayne Jones, Young Community Developers; Victor Marquez; Dorothy Peterson; Ulysses J. Montgomery, Equity Development Foundation; Algerine Clayton; Carmen Johnson, Agape Outreach Center; Derek Smith, General Contractor for Al Norman; Espinola Jackson; Sedonia Wilson

MOTION: IT WAS MOVED BY MR. KING THAT THE DEVELOPER (AL NORMAN) FOR ITEM (a) BE GRANTED A 60 DAY EXTENSION ON THE DDA (BEFORE DEFAULT). THE GENERAL COUNSEL STATED THAT THIS COULD NOT BE MOVED AS IT WAS NOT ON THE AGENDA, BUT COULD BE ADDED TO THE FOLLOWING MEETING'S AGENDA BY VOTE.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, THAT AN ITEM BE ADDED TO THE NEXT MEETING'S AGENDA REGARDING THE STONY HILL DDA AMENDMENT AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

THE CHAIR THEREUPON DECLARED THAT THE MOTION CARRIED.

- (b) Status Report on the LaSalle and Shoreview Apartments Resident Outreach Program

Presenters: Gaynell Armstrong, Agency Staff

Speakers: Mary Helen Rogers; Constance Bell Shields; Talima Rokobi; Algerine Clayton; Dorothy Peterson; Alvin Jones, Shoreview Residents' Association; Marie Franklin; Helen Jackson; Ulysses J. Montgomery, LaSalle Residents' Association; Bonnie Tyson; Carmen Johnson, Agape Outreach Center; Constance Bell Shields; Olin Webb

- (-) 732-A development site update; Juneteenth Proposals update

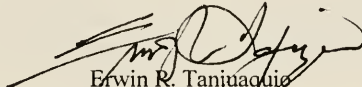
COMMISSIONERS' QUESTIONS AND MATTERS

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT THE ISSUES OF 474 NATOMA AND JUNETEENTH BE ADDED TO THE AGENDA OF THE NEXT MEETING.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:45 p.m.

Respectfully submitted,



Erwin R. Tanjuaquin
Agency Secretary

APPROVED

August 29, 2000

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
25TH DAY OF APRIL 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 25th day of April, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Leroy King
Ramon Romero
Darshan Singh
Benny Y. Yee

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and the following was absent:

Mark Dunlop, President
Lynette Sweet

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IN THE ABSENCE OF THE COMMISSION PRESIDENT, IT WAS SO MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT MR. YEE BE ELECTED AS CHAIR PRO-TEM.

The Chair declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

(The Commission met as the Housing Advisory Committee before commencing with the Regular Meeting Agenda.)

MATTERS OF UNFINISHED BUSINESS

(a) Election of Vice-President

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (a) BE MOVED TO TABLE INDEFINITELY.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 58-2000, conditionally Approving the Schematic Design for the Jewish Museum San Francisco on Parcel CB-1-JSS, the Jessie Street Substation, located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center Redevelopment Project Area.

Presenters: Bill Carney, Ed Ong, Agency Staff; Judy Eng, Development Services Division; Connie Wolf, Jewish Museum San Francisco

Speakers: Charles Chase, San Francisco Architectural Heritage; David Dial, Zeum; Herb Lemkey, Metreon; Lorraine Gutierrez, Mexican Museum; Dr. Steven Levitt, Jewish Museum

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 58-2000 BE ADOPTED.

- (b) Resolution No. 59-2000, authorizing a Fourth Amendment to the Disposition and Development Agreement with the Jewish Museum San Francisco, for the Purchase and Development of Parcel CB-1-JSS, the Jessie Street Substation, located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center Approved Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 59-2000 BE ADOPTED.

At this time the Chair called for a ten-minute recess.

- (c) Resolution No. 60-2000, Annexation No. 2 of Territory to Community Facilities District No. 1 (South Beach), Authorizing the Levy of a Special Tax and Submitting Levy of Tax to Qualified Electors; Rincon Point – South Beach Redevelopment Project Area.

Presenters: Barbara Amato, Agency Staff

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 60-2000 BE ADOPTED.

- (d) Resolution No. 61-2000, authorizing the Executive Director to: (1) Enter into an Assignment Agreement with Citizens Housing Corporation, in conjunction with the Purchase of Land at 477 O'Farrell Street; (2) Dispose of the Agency's Interest in the Land at 477 O'Farrell Street through a Ground Lease with Citizens Housing Corporation; and (3) Enter into a Tax Increment Loan Agreement with Citizens Housing Corporation, in an amount not to exceed \$1,000,000; in conjunction with the Acquisition of 101 units of Very Low Income Senior Housing and all related Actions and Documents as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program.

Presenters: Sean Spear, Agency Staff; James Buckley, Citizens Housing Corporation; Bob Travarro, San Francisco Senior Centers

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 61-2000 BE ADOPTED.

- (e) Resolution No. 62-2000, authorizing a First Amendment to the Disposition and Development Agreement with the Stony Hill Summit, LLC to Revise the Performance Schedule, Hunters Point Redevelopment Project Area.

Presenters: Matthew Schwartz, Agency Staff

Speakers: Robert Upton, Stonyhill Summit Partners; Ulysses J. Montgomery, Southfield Consulting Engineers; Joe Donohue, Residential Builders; Mary Rogers; Al Norman; Barbara Banks; Yvonne Dylan; Carmen Johnson; Loretta Widow; Bonnie Tyson; Lionel McGilbury

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, THAT ITEM (e), RESOLUTION NO. 62-2000, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (f) Resolution No. 63-2000, consideration of Proposals for the Juneteenth Festival, Western Addition A-2 Redevelopment Project Area.

Presenters: Shirley Wysinger, Agency Staff

Speakers: Tiffany Morris; Wade Woods; Mary Helen Rogers; Carmen Johnson; Patsy Collins; LaRhonda Smith; Martin Webb; Eugene White; Thomas Beckman; Ulysses J. Montgomery; Scott California; Sumiko California

At this time the Chair called for a five-minute recess.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT THE BUDGET ALLOTTED TO JUNETEENTH BE INCREASED BY \$25,000 FOR A TOTAL OF \$75,000.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION 63-2000 BE ADOPTED.

- (g) Presentation on the Final Report on the Western Addition A-1 Redevelopment project Area in Connection with a Closure of the Project Area and Transmitting the Final Report to the Planning Commission of the City and County of San Francisco; Western Addition A-1 Redevelopment Project Area.

Presenters: Shirley Wysinger, David Habert, Agency Staff

Speakers: Ulysses J. Montgomery; Mary Helen Rogers; Jim Berk

PERSONS WITHSING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

James Bryant, SEIU Local 790; Jim Burke; Mara Feeney, Habitat for Humanity; Sean Spear; Carmen Johnson; Ulysses J. Montgomery; Victor Marquez

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Status Report on Request for Proposals (RFP) for the 474 Natoma/1009 Mission Development Project; South of Market Earthquake Recovery Redevelopment Project Area.

Speakers: Jim Berk; Chris Reyes

COMMISSIONERS' QUESTIONS AND MATTERS

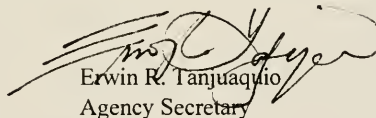
CLOSED SESSION

Pursuant to Government Code Section 54957.6, Conference regarding Labor Negotiations with the newly organized San Francisco Redevelopment Agency Employees Association.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:15 p.m.

Respectfully submitted,


Erwin R. Tanjuaquio
Agency Secretary

APPROVED

August 29, 2000

MINUTES OF A JOINT MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY
OF SAN FRANCISCO WITH THE CITY PLANNING COMMISSION
HELD ON THE 9TH DAY OF MAY 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a joint public meeting with the City Planning Commission at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 9th day of May, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Ramon Romero
Darshan Singh
Lynette Sweet (Arrived at 4:35 PM)

and the following was absent:

Benny Y. Yee

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

- (a) Resolution No. 64-2000, Joint Public Meeting with the City Planning Commission Finding and Certifying that the Brannan Square Mixed Use Development Project Final Environmental Impact Report (EIR) is Adequate, Accurate, and Objective.

Presenters: Stan Muraoka, Agency Staff

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 64-2000 BE ADOPTED.

- (b) Public Comment to address the members of both Commissions on non-agenda matters.

At this time, the City Planning Commission moved to adjourn.

It was moved by Mr. King, seconded by Mr. Romero, and unanimously carried that the Redevelopment Agency take a five-minute recess.

REGULAR MEETING AGENDA

Ms. Sweet arrived at this time. The Redevelopment Agency reconvened after recess, and the President declared a quorum was present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 65-2000, authorizing a First Amendment to the Personal Services Contract with the Saylor Consulting Group for as-needed cost estimating services, which increases the contract by an amount not to exceed \$20,000; All Redevelopment Project Areas and other Designated Sites.
- (b) Resolution No. 66-2000, authorizing a First Amendment to the Personal Services Contract with Hanscomb Associates, Inc., for as-needed cost estimating services, which increases the contract by an amount not to exceed \$20,000; All Redevelopment Project Areas and other Designated Sites.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) AND (b), RESOLUTION NUMBERS 65-2000 AND 66-2000, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Public Hearing to hear all persons interested in the Execution of a Deed and Other Conveyance Instruments in Connection with the Sale of 53 Rebecca Lane to Angela L. Campbell as part of the Hunters Point Affordable Housing Program; Hunters Point Redevelopment Project Area.

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (c) BE CONTINUED TO MAY 23, 2000.

- (d) Resolution No. 67-2000, authorizing a Fourth Amendment to the Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc. for the purchase and development of Parcels 674-C & F, located on the southeast corner of Bush and Laguna Streets; Western Addition Redevelopment Project Area A-2.

Presenters: Judy Eng, Agency Staff

Speakers: Richard Ejima; Judy Nihei; Mary Helen Rogers

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 67-2000 BE ADOPTED.

- (e) Resolution No. 68-2000, authorizing Execution of Personal Services Contracts with a Panel of Real Estate Independent Fee Appraisers and Appraisal Firms for a period of Three Years in an Annual Amount of Approximately \$120,000 (not to exceed a total aggregate amount of \$360,000 over the Three-Year Period) for Appraisal Services on an As-Needed Basis; All Project Areas and Other Designated Areas.

Presenters: Ricky Tijani, Agency Staff

Speakers: Mary Helen Rogers

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 68-2000 BE ADOPTED.

- (f) Resolution No. 69-2000, authorizing the Executive Director to apply for, and accept, \$1,050,000 Grant on behalf of the Agency from the U.S. Department of Housing and Urban Development (HUD) as part of the Housing Opportunities for Persons with AIDS Special Projects of National Significance (HOPWA SPNS) Program.

Presenters: Chris Harris, Elizabeth Colomello, Agency Staff

Speakers: Mary Helen Rogers

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 69-2000 BE ADOPTED.

- (g) Workshop on the Mid-Market redevelopment planning effort; Mid-Market Redevelopment Survey Area.

Presenters: Rhonnel Sotelo; Carolyn Diamond, Roderick Kierokoff, Tracy Abishon, Patricia Shoddy, PAC

Speakers: Jeff Hamilton, Supervisor Katz's Office; John Killacky, Yerba Buena Center; Shawna Virago, Community United Against Violence; Susan Miller, New Langton Arts; Susan Stryker, GLBT Historical Society of Northern California; David Dower, Z-Space Studio; Alonzo King, Lines Contemporary Ballet; Janine Antoine, American Indian Contemporary Arts; Brett Gladstone

At this time, 6:00 PM, President Dunlop departed from the meeting. In his absence, Mr. Romero nominated Ms. Sweet, Mr. King seconded the nomination, and Mr. Dunlop appointed Ms. Sweet as Chair Pro-Tem.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speakers: Juanita Williams, James Bryant, Local Chapter 790; Jim Nybakken, Redevelopment Agency's Employees' Association; David Novogrovsky; John Elberling; Mary Helen Rogers

REPORT OF THE EXECUTIVE DIRECTOR

Streetscape; Tree Removal; RFQ for Planning Consultants

COMMISSIONERS' QUESTIONS AND MATTERS

MOTION: IT WAS MOVED BY MR. KING, AND CONSENTED UPON UNANIMOUSLY BY THE COMMISSION TO HOLD A SPECIAL HEARING ON THE REEVALUATION OF THE REDEVELOPMENT AGENCY AND REVIEW OF ITS MISSION STATEMENT. MR. MORALES ADDED THIS MOTION TO THE NEXT AGENDA.

RECESS

It was moved by Mr. Romero, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:50 p.m.

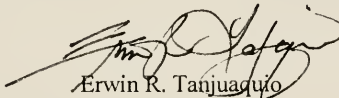
CLOSED SESSION

- (1) Pursuant to California Government Code Section 54957.6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO.
- (2) Pursuant to California Government Code 54956.9, Conference with Legal Counsel regarding existing litigations. Two existing cases:
 - (a) SFRA v. Norman Pearce, Pier 40 Roastery, Inc., Mark Evans and Terry Johns (SF Superior Ct. – Unlimited, Case No. 176632); and
 - (b) Mark Evans v. Norman Pearce, Pier 40 Roastery, Inc., and SFRA (SF Superior Ct. – Unlimited, Case No. 310861)
- (3) Pursuant to Government Code 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment regarding Agency office space lease with San Francisco Federal Credit Union. Agency negotiators: Darby Kremers and James Nybakken.

ADJOURNMENT

It was moved by Mr. Romero, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:45 p.m.

Respectfully submitted,


Erwin R. Tanjuague
Agency Secretary

APPROVED:

September 12, 2000

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
16TH DAY OF MAY 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 16th day of May, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Ramon Romero
Darshan Singh (Departed at 5:40 PM)
Lynette Sweet
Benny Y. Yee (Departed at 5:40 PM)

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

(Prior to the Regular Meeting, the Commission met for a Meeting of the Housing Committee of the Affordable Housing and Homeownership Bond Program for the City and County of San Francisco.)

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 70-2000, authorizing Commissioner Lynette Sweet to attend the Special District Finance Seminar and Board Meeting Management Workshop in Palm Springs, California, June 21 through 25, 2000, at a cost not to exceed \$1,700.

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- (b) Resolution No. 71-2000, authorizing the Executive Director to apply for, and accept an additional \$320,000 grant for a total of \$1,370,000 on behalf of the Agency from the U.S. Department of Housing and Urban Development (HUD) as part of the Housing Opportunities for Persons With AIDS Special Projects of National Significance (HOPWA SPNS) Program.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) AND (b), RESOLUTION NUMBERS 70-2000 AND 71-2000, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Workshop on the Schematic Design of Site G, Rincon Point – South Beach Redevelopment Project Area.

Presenters: Amy Neches, Agency Staff; Larry Florin, Mariposa Management; John McNulty, MBH Architects

Speakers: James Haas

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Matthew Schwartz; James Bryant, SEIU Local 790

REPORT OF THE PRESIDENT

REPORT OF THE EXECUTIVE DIRECTOR

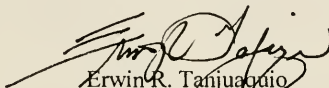
CLOSED SESSION

- (1) Pursuant to California Government Code Section 54956.9, Conference with Legal Counsel regarding anticipated litigation. One claim.
- (2) Pursuant to California Government Code Section 54957.6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Romero, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:25 p.m.

Respectfully submitted,


Erwin R. Tanjuaquio
Agency Secretary

APPROVED:

September 12, 2000

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
23RD DAY OF MAY 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 23rd day of May, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Ramon Romero
Darshan Singh
Benny Y. Yee

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and the following was absent:

Lynette Sweet

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in the Authorization to Execute a Deed of Trust and Other Conveyance Instruments and Authorization to Exercise the Agency's Right of First Refusal with respect to purchase of property in connection with the sale of 53 Rebecca Lane, Affordable Homeownership Program; Hunters Point Approved Redevelopment Project Area.

Resolution No. 72-2000, authorizing Execution of a Deed of Trust and Other Conveyance Instruments and Authorization to Exercise the Agency's Right of First Refusal with respect to purchase of property in connection with the sale of 53 Rebecca Lane, Affordable Homeownership Program; Hunters Point Approved Redevelopment Project Area.

Presenters: Olson Lee, Agency Staff

Speakers: Mary Helen Rogers

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 72-2000 BE ADOPTED.

- (b) Resolution No. 73-2000, authorizing the Executive Director to (1) Exercise the Right of First Refusal or Option to Purchase and (2) Expend an amount not to exceed \$250,000 to provide loans and grants to low- and moderate-income first-time home buyers in conjunction with the resale of Agency assisted ownership units; All Redevelopment Project Areas.

Presenters: Michele Davis, Agency Staff

Speakers: Mary Helen Rogers

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROMERO AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 73-2000 BE ADOPTED.

- (c) Resolution No. 74-2000, authorizing the Executive Director to enter into Exclusive Negotiations with a developer for the disposition of the Agency owned parcel at 1009 Mission Street to develop affordable housing for first time homebuyers, South of Market Earthquake Recovery Redevelopment Project Area.

Presenters: Bill Carney, Olson Lee, Agency Staff

Speakers: Jerry Clark, Natoma Neighborhood Association; Charles Range, PAC; Mara Feeney, Habitat For Humanity

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, THAT THE PROJECT DETAILED IN RESOLUTION NO. 74-2000 BE AWARDED TO ASIAN, INC. AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Romero
Mr. Dunlop

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (d) Resolution No. 75-2000, authorizing the Executive Director to enter into Exclusive Negotiations with a developer for the disposition of an Agency owned parcel at 474 Natoma Street to develop affordable housing for first time homebuyers, South of Market Earthquake Recovery Redevelopment Project Area.

Presenters: Vanessa Dandridge, Agency Staff

Speakers: Mary Helen Rogers; Jerry Clark, Natoma Neighborhood Association; Charles Range, PAC; Chris Reyes, Asian Inc.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT THE PROJECT DETAILED IN RESOLUTION NO. 75-2000 BE AWARDED TO ASIAN, INC.

- (e) Resolution No. 76-2000, authorizing a Third Amendment to the Operating Agreement between Zeum and the Redevelopment Agency of the City and County of San Francisco which provides an advance of \$200,000 for facility security, operation and maintenance; Yerba Buena Center Redevelopment Project Area.

Presenters: Bill Carney, Agency Staff; David Dial, Janelle Flores, Zeum

Speakers: Anita Hill; Ala M. Ebtakar; Heather Rothaus, Teacher

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROMERO AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 76-2000 BE ADOPTED.

- (f) Workshop on three Mission Bay items: (1) Basic Concept Design for The Commons Open Space, Mission Bay South Redevelopment Project Area; (2) Basic Concept Design for Block 28, Mission Bay South Redevelopment

Project Area; and (3) Combined Basic Concept and Schematic Design for Block N2 Parcel 3, Mission Bay North Redevelopment Project Area.

Presenters: Amy Neches, Agency Staff; Eric Harrison, Amy Coburn, Terizia Nemit, Dan Murphy, Bob Geary, Catellus

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speakers: Mary Helen Rogers; Professor Nansizi Cayou, (African-American Cultural Institute); Charles Range; Jim Nybakken (Employee Union); Jewel Anderson (African-American Cultural Center); David Novogrovsky (Closed Session Item 2, Local 21)

REPORT OF THE EXECUTIVE DIRECTOR

Parcel.732A Report; Rincon Center

COMMISSIONERS' QUESTIONS AND MATTERS

RECESS

It was moved by Mr. King, seconded by Mr. Romero, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:12 p.m.

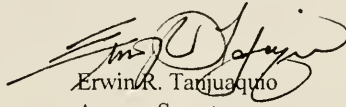
CLOSED SESSION

- (1) Pursuant to California Government Code 54956.9, Conference with Legal Counsel regarding existing litigations. Two existing cases:
 - (a) SFRA v. Norman Pearce, Pier 40 Roastery, Inc., Mark Evans and Terry Johns (SF Superior Ct.-Limited, Case No. 176632); and
 - (b) Mark Evans v. Norman Pearce, Pier 40 Roastery, Inc., and SFRA (SF Superior Ct.-Unlimited, Case No. 310861)
- (2) Pursuant to California Government Code 54957.6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. Romero, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:50 p.m.

Respectfully submitted,


Erwin R. Tanjuaquino
Agency Secretary

APPROVED:

September 12, 2000

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
30TH DAY OF MAY 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 30th day of May, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Ramon Romero
Darshan Singh
Lynette Sweet
Benny Y. Yee

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and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

At the opening of the meeting, the President called that items (c) and (d) on the New Business – Regular Agenda be moved to the front to allow Mayor Willie Brown, Jr. to speak on this item.

- (c) Reconsideration of a Motion to Reject Resolution No. 50-2000 on April 4, 2000 Authorizing a First Amendment to the Regulatory and Grant Agreement with Minna Russ Housing Development Corporation in an Amount not to exceed \$119,820 in conjunction with the Development of Tutubi Park (also known as Minna Park) at 535 Minna Street; South of Market Earthquake Recovery Redevelopment Project Area.

Presenters: Ada Chan, Asian Neighborhood Design; Olson Lee, Agency Staff

Speakers: Mary Helen Rogers; Antoinetta Stadlman

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT THE MOTION TO REJECT RESOLUTION NO. 50-2000 BE ADOPTED.

- (d) Resolution No. 79-2000, authorizing a First Amendment to the Regulatory and Grant Agreement with Minna Russ Housing Development Corporation in an Amount not to exceed \$119,820 in conjunction with the Development of Tutubi Park (also known as Minna Park) at 535 Minna Street; South of Market Earthquake Recovery Redevelopment Project Area.

Speakers: Mary Helen Rogers; Charles Range; Patrice Johnson, South of Market Childcare; John Elberling; Antoinetta Stdlman, Housing Committee of the PAC, Ada Chan, Asian Neighborhood Design

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 79-2000 BE ADOPTED.

- (a) Resolution No. 77-2000, authorizing a Personal Services Contract with the Private Industry Council of San Francisco, Inc., for a period of Three Years in an amount not to exceed \$899,586 for FY 2000-01 plus 3% cost of living increases for both FYs 2001-02 and 2002-03, to enter into and administer contracts for employment and training services with Ella Hill Hutch Community Center, Mission Hiring Hall, Inc.'s South of Market Employment Center and Young Community Developers, Inc.; Western Addition Area A-2, Yerba Buena Center, South of Market, Rincon Point – South Beach, India Basin Industrial Park Redevelopment Project Areas and Bayview Hunters Point Redevelopment Survey Area.

Presenters: Randi Smith, Chris Iglesias, Agency Staff

Speakers: Sandra Hernandez; Virginia Moniz; Dwayne Jones, Young Community Developers; Geraldine Clemon; Eric Villanueva; Doris Vincent; Dan Boardman; Rodney Edwards

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 77-2000 BE ADOPTED

- (b) Resolution No. 78-2000, approving the Block 28 Basic Concept Design Submission in the Mission Bay South Redevelopment Project Area pursuant

to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area.

Presenters: Amy Neches, Agency Staff

Speakers: Dan Boardman, Bode Gravel Company; Terry Post; David Daneluz; Edilberto Serrano, Ben Robinson; David Skokan, Derek Ward, Stan Kody, Rodney Edwards, Bode Gravel Company; Dwayne Jones, Young Community Developers; Mack Burton

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 78-2000 BE CONTINUED TO THE JUNE 13TH MEETING.

- (e) Public Hearing to hear all persons interested in authorizing a Second Amendment to the Disposition and Development Agreement with CB-1 Entertainment Partners, LP, a California Limited Partnership, for the Parcel CB-1 Market Street Parcel, located on the south side of Market Street between Third and Fourth Streets (which provides for the addition of land to be developed); Yerba Buena Center Redevelopment Project Area.

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT THIS PUBLIC HEARING BE CONTINUED TO THE JUNE 13TH MEETING.

REPORT OF THE PRESIDENT

Meeting strict start times at 4:00 PM; Report on South Carolina's removal of the Confederate Flag from their Capitol Building; Letters on KPOO broadcasts

REPORT OF THE EXECUTIVE DIRECTOR

Mayor's Budget Report update; Hunters Point Shipyard security; General low-income housing update

COMMISSIONERS' QUESTIONS AND MATTERS

RECESS

It was moved by Mr. Romero, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:00 PM.


CLOSED SESSION

Pursuant to Government Code Section 54957. 6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO.

ADJOURNMENT

It was moved by Ms. Sweet, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:45 PM.

Respectfully submitted,



Erwin R. Tanjanguio
Agency Secretary

APPROVED:

September 12, 2000

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
13TH DAY OF JUNE 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 13th day of June, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President (Departed at 8:45 PM)
Leroy King
Ramon Romero
Kathryn C. Palamountain
Darshan Singh (Departed at 7:00 PM)
Lynette Sweet
Benny Y. Yee

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and the following was absent:

None

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

MATTERS OF UNFINISHED BUSINESS

- (a) Closed Session: Pursuant to Government Code Section 54956.9(a):
Conference with Legal Counsel regarding anticipated
litigation: One potential case.
- (b) Rescission of Resolution No. 74-2000 on May 23, 2000 Authorizing the
Executive Director to enter into Exclusive Negotiations with Asian Inc. for the
disposition of Agency owned parcel at 1009 Mission Street to develop
affordable housing for first time homebuyers; South of Market Earthquake
Recovery Redevelopment Project Area.

Speakers: Antoinetta Stadlman, Housing Committee for Project Area
Committee, South of Market; Jerry Clark, Natoma – South of Market

Neighborhood Association; Sitara Kapur, Gloria Diana Ramos, Jim Lauder, Mara Feeney, Habitat for Humanity; Albert K. Sanders, San Francisco Youth Build; David Jones

MOTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MS. SWEET, THAT PREVIOUS ADOPTION OF RESOLUTION NO. 74-2000 BE RESCINDED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Ms. Palamountain
Mr. Romero
Ms. Sweet
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE RECISSION OF RESOLUTION NO. 74-2000 CARRIED.

- (c) Resolution No. 80-2000, authorizing a Public Offering through the issuance of a Request for Proposals for the disposition and development of Agency owned parcel located at 1009 Mission Street to develop affordable housing for first time homebuyers; South of Market Earthquake Recovery Redevelopment Project Area.

Presenters: Matthew Schwartz, Agency Staff

Speakers: Jerry Clark, Natoma – South of Market Neighborhood Association; Gloria Diana Ramos; Skip Allen; Mara Feeney

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, THAT RESOLUTION NO. 80-2000 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Ms. Palamountain
Mr. Romero
Ms. Sweet
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

(d) Election of Vice President

Speakers: Valerie Tuyes, Latino Steering Committee

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT MR. ROMERO BE ELECTED VICE PRESIDENT OF THE COMMISSION.

- (e)** Resolution No. 78-2000, approving the Block 28 Basic Concept Design Submission in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area.

Presenters: Amy Neches, Agency Staff; Doug Gardner, Catellus; Braj Norris, Port of San Francisco

Speakers: Gordon McDonald, Operating Engineers Local #3; James Wallman, Hansen Building Materials America; Bill Butler, Hansen Aggregates; Ken Sinclair, Teamsters Local 853; Kevin O'Connor, David Danelous, Daniel Hanes, Randy Boardman, Derek Ward, Stan Cody, Anthony Salizar, Bode Gravel; Pamela Duffy, Counsel to Catellus; Mike Benardo; Antoinetta Stadlman

MOTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MS. SWEET, THAT RESOLUTION NO. 78-2000 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Ms. Palamountain
Ms. Sweet
Mr. Yee
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. Romero
Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (f) Public Hearing to hear all persons interested in Authorizing a Second Amendment to the Disposition and Development Agreement with CB-1 Entertainment Partners, LP, a California Limited Partnership, for the Parcel CB-1 Market Street Parcel, located on the south side of Market Street between Third and Fourth Streets (which provides for the addition of land to be developed): Yerba Buena Center Redevelopment Project Area.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (f) BE CONTINUED TO THE JUNE 20TH MEETING.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 81-2000, authorizing the Executive Director to purchase two SULEV vehicles from Toyota of San Francisco in an amount not to exceed \$45,000.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 81-2000, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in Resolution No. 82-2000, authorizing the Executive Director to execute a Real Property Conveyance Agreement with the United States of America, acting by and through the General Services Administration, concerning the disposition of real property at the northwest corner of 7th and Mission Streets for the construction of a Federal Office Building Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 82-2000 BE ADOPTED.

- (c) Resolution No. 83-2000, authorizing the Executive Director to execute an Agreement for the Transfer of Real Estate with the City and County of San Francisco for the acquisition of a vacated portion of Jessie Street; Federal Office Building Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 83-2000 BE ADOPTED.

- (d) Resolution No. 84-2000, authorizing a Second Amendment to a Tax Increment Affordable Housing Loan in an amount not to exceed \$1,614,893 for a total of \$2,837,893 with Howard Street Development Corporation for the construction of 88 replacement units for very low-income households at 1166-1188 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 84-2000 BE ADOPTED.

- (e) Resolution No. 85-2000, authorizing a Second Amended and Restated Option Agreement with Howard Street Development Corporation, in conjunction with the construction of 88 replacement units for very low-income households at 1166-188 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 85-2000 BE ADOPTED.

- (f) Resolution No. 86-2000, authorizing a Housing Opportunities for Persons with HIV/AIDS (HOPWA) Capital Loan Agreement in an amount not to exceed \$950,000, with Tenderloin Neighborhood Development Corporation ("TNDC") in conjunction with the construction of 10 very low income units at 1166-1188 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 86-2000 BE ADOPTED.

- (g) Resolution No. 87-2000, authorizing Execution of a Tax Increment Affordable Housing Program Loan Agreement in an amount not to exceed \$2,553,395 with GP/TODCO-A for the rehabilitation of 152 very low income units at the Delta Hotel, 80-88 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 87-2000 BE ADOPTED.

REPORT OF THE PRESIDENT

REPORT OF THE EXECUTIVE DIRECTOR

COMMISSIONERS' QUESTIONS AND MATTERS

CLOSED SESSION

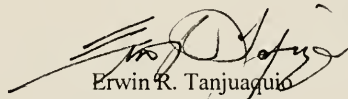
- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers, and Ricky Tijani.
- (b) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Agency's negotiators are William Carney, Darby Kremers, and Judy Eng. Property locations and entities the Agency may negotiate with are:

- (i) Parcel CB-1 Market Street Parcel, located on the south side of Market Street between Third and Fourth Streets, with CB-1 Entertainment Partners, LP, a California Limited Partnership
- (ii) Parcel CB-1-MM, located on the northerly side of Mission Street between Third and Fourth Streets, with the Mexican Museum, a California non-profit corporation.
- (c) Pursuant to California Government Code 54957.6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Romero, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:55 p.m.

Respectfully submitted,


Erwin R. Tanjuaguis
Agency Secretary

APPROVED:

September 12, 2000

5
10/00

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
20TH DAY OF JUNE 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 20th day of June, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Ramon Romero, Vice President
Leroy King
Kathryn C. Palamountain
Darshan Singh
Lynette Sweet
Benny Y. Yee

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NOV 17 2000

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and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

The Commission met as the Housing Advisory Committee before commencing the Regular Meeting Agenda.

It was moved by the President that Agenda Item 10 (Closed Session Item) be taken out of order and moved to first item of business at the start of the meeting.

CLOSED SESSION

- (1) Pursuant to California Government Code Section 54957.6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO.

It was moved by Mr. Romero and unanimously consented that Regular Agenda Item (d) be taken up first.

NEW BUSINESS – REGULAR AGENDA

- (d) Workshop on the African-American Cultural Center; Yerba Buena Center Redevelopment Project Area.

Presenters: William Carney, Fred Jordan, Richard Friedman, Leo Chow, Ave Montague, Thelma Golden, Agency Staff; Supervisor Amos Brown

Speakers: Anasa Briggs-Graves; Myles Stevens, Stevens & Assoc. + Black Chamber of Commerce; Harriet Bagwell; Al Williams, African-American Historical & Cultural Society; Claudia Polley; Patricia Hill; Alex Bagwell; Connie Wolf, Jewish Museum; Raye Richardson; Marion Greene; Naomi Gray; Jay Finney, SFMOMA; Mary Helen Rogers; Michael Sydnar; Nat Mason, NAACP; Thomas Campbell; Nontsizi Cayou

MATTERS OF UNFINISHED BUSINESS

It was moved by the President and unanimously consented that Regular Agenda – New Business Item (c) be taken up after Unfinished Business Item (a) since they are related.

- (a) Resolution No. 89-2000, authorizing a Second Amendment to the Disposition and Development Agreement concerning the CB-1 Entertainment Partners, LP, to add the Jessie Square Parcel and the Mexican Museum Parcel and provide for the construction of Jessie Square, the Jessie Square Garage, and the Mexican Museum, all of which are located between Mission and Market Streets and between Third and Fourth Streets; Yerba Buena Center Redevelopment Project Area. (Continued from May 30, 2000 and June 13, 2000) Public Hearing

Presenters: William Carney, Agency Staff; Lorraine Garcia-Nakata, Museum Director; Tom Peterson, Building Committee

Speakers: Michael Duty, California Historical Society; Connie Wolf, Jewish Museum; Esther Hernandez; Dr. Elia Gutierrez-Stavenhagen; Dr. Herlinda Elena-Cancino, Museum Trustee

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 89-2000 BE ADOPTED.

- (c) Resolution No. 92-2000, authorizing a Fifth Amendment to the Land Disposition Agreement with the Mexican Museum regarding Parcel CB-1-MM, located on the northerly side of Mission Street between Third and Fourth Streets, which provides for the lease of the Museum Building to the Mexican Museum after its construction by CB-1 Museum Partners; Yerba Buena Center Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 92-2000 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 90-2000, authorizing Execution of a Second Amendment to the Janitorial Services Contract with W & F Building Maintenance Co., Inc. which extends the Contract Term to August 31, 2000 and increases the Total Compensation to an aggregate Amount not to exceed \$6,000; Rincon Point – South Beach Redevelopment Project Area.
- (b) Resolution No. 91-2000, authorizing a Sixth Amendment to the Letter Agreement with the Treasure Island Development Authority, increasing the amount by \$52,000 to a total aggregate amount of \$207,250 and extending the term from July 1, 2000 to June 30, 2001; Treasure Island.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) AND (b), RESOLUTION NUMBERS 90-2000 AND 91-2000, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (e) Resolution No. 93-2000, approving the Basic Concept Design for the 6.7-Acre Linear Park known as the Commons Open Space pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area.

Presenters: Amy Neches, Tiffany Bohee, Agency Staff

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 93-2000 BE ADOPTED.

- (f) Resolution No. 94-2000, approving the Schematic Design for Block 26a in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area.

Presenters: Amy Neches, Agency Staff; Terezia Nemeth, Gordon Chung, Kun Ching Wong, Doug Gardner, Catellus

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 94-2000 BE ADOPTED.

- (g) Resolution No. 95-2000, expressing the Intent of the Redevelopment Agency of the City and County of San Francisco to issue Multifamily Mortgage Revenue Bonds in one or more series to finance residential facilities at Parcel 2 of Block N2, Mission Bay North Housing Program, for redevelopment purposes in an Amount not to exceed \$20,000,000; Mission Bay North Redevelopment Project Area.

Presenters: Matthew Schwartz, Agency Staff; Marcia Rosen, Mayor's Office of Housing; Carlos Romero

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. YEE, THAT ITEM (g), RESOLUTION NO. 94-2000, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Ms. Palamountain
Ms. Sweet
Mr. Yee
Mr. Romero
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (h) Resolution No. 96-2000, authorizing a First Amendment to a Mission Bay North Affordable Housing Program Predevelopment Loan Agreement in an Amount not to exceed \$3,762,061 and revise the Schedule of Performance with Mission Housing Development Corporation for the development of 100 rental units for very low income households on Parcel 2 of Block N2; Mission Bay North Redevelopment Project Area.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROMERO, THAT ITEM (h), RESOLUTION NO. 96-2000, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Ms. Palamountain
Ms. Sweet
Mr. Yee
Mr. Romero
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Robert Upton (Stonyhill Partners)

REPORT OF THE EXECUTIVE DIRECTOR

Hunters Point Shipyard; Budget Hearing; Litigation against Charlie Walker result;
Juneteenth

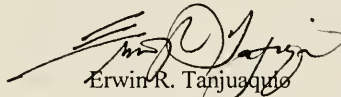
COMMISSIONERS' QUESTIONS AND MATTERS

Mr. Yee proposed, with commission consensus, that the issue with Parcel EE-2
be added to next meeting's agenda.

ADJOURNMENT

It was moved by Ms. Sweet, seconded by Mr. Singh , and unanimously carried
that the meeting be adjourned. The meeting adjourned at 9:05 p.m.

Respectfully submitted,


Erwin R. Tanjuaquito
Agency Secretary

APPROVED:

September 12, 2000

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
27TH DAY OF JUNE 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 27th day of June, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President (Departed at 7:45 PM)
Ramon Romero, Vice President
Leroy King
Kathryn C. Palamountain
Darshan Singh
Lynette Sweet
Benny Y. Yee

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and the following was absent:

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None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING

The addition of Item 4(e) to the current Regular Meeting Agenda.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS
CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED
UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 99-2000, amending and Supplementing Resolution No. 75-1988 and Authorizing and Directing certain other Actions related to Redevelopment Agency of the City and County of San Francisco George R. Moscone Convention Center Lease Revenue Bonds, Series 1988 and the

Agency Lease Revenue Bonds, Series 1992 (George R. Moscone Convention Center); Yerba Buena Center Redevelopment Project Area.

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 99-2000, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 100-2000, authorizing Execution of a Letter Agreement with the Mayor's Office of Community Development for a period of Three Years in the amount of \$597,675 for Fiscal Year 2000-01, plus 3% cost of living increases for both fiscal years 2001-02 and 2002-03, to enter into and administer Business Development Contracts with the South of Market Foundation (South of Market, Yerba Buena Center and Rincon Point – South Beach), Urban Economic Development Corporation (Western Addition A-2, India Basin Industrial Park and Hunters Point Shipyard) and San Francisco Renaissance (All Redevelopment Project Areas).

Presenters: Randi Smith, Agency Staff

Speakers: Amelita Pascual; Ces Rosales; Greg Higgs; James Cooper; Ehrlich Livingston; Anne Kirk; Comer Marshall, Karen Pierce, UEDC; Ernest East; Gail Simon; Cate Kellison; Claudia Viek, Renaissance Entrepreneurship Center

MOTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MR. YEE, THAT RESOLUTION NO. 100-2000 BE AMENDED TO GRANT FUNDING TO THE UEDC FOR A 30-DAY PERIOD AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Ms. Palamountain
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. King
Ms. Sweet
Mr. Romero
Mr. Dunlop

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 100-2000 BE ADOPTED WITH AN **AMENDMENT** TO FUND ONLY SOMA FOUNDATION AND SF RENAISSANCE.

- (c) Resolution No. 101-2000, approving Signage Master Plan for the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area.

Presenters: Tiffany Bohee, Agency Staff; Eric Harrison, Catellus

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 101-2000 BE ADOPTED.

- (d) Resolution No. 102-2000, approving a Fiscal Year 2000-01 Budget for the South of Market Project Area Committee in an Amount not to exceed \$152,922; and authorizing a Second Amendment to the Personal Services Contract with the San Francisco Community Clinic Consortium, in accordance therewith; South of Market Earthquake Recovery Redevelopment Project Area.

Presenters: William Carney, Agency Staff

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 102-2000 BE ADOPTED.

- (e) Resolution No. 103-2000, approving the Preliminary Determination that a Managerial/Supervisory Unit is Appropriate, recognizing the San Francisco Redevelopment Employee Association as a nonexclusive representative of certain employees, and referring disputes regarding the Non-Managerial/Non-Supervisory Classifications to Mediation under Government Code Section 3507.1.

Presenters: Ora Williams, Agency Staff

Speakers: Sean Spear, Byron Rhett, Bill Carney, SF Redevelopment Employee Association; James Bryant; Juanita Williams, M. J. Buffington, Andre Spearman, Local 790; Oscar James

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 103-2000 BE ADOPTED.

Items (u) and (v) were taken out of order following Item (e) due to the large group of people waiting outside for these two items to be taken up.

- (u) Resolution No. 119-2000, authorizing the Executive Director to Execute: (1) a Purchase Agreement in an Amount not to exceed \$7,800,000 for the Notre Dame Apartments, 1590 Broadway; (2) an Agreement which Assigns the Agency's Rights to Purchase the Improvements at 1590 Broadway to the Chinatown Community Development Center, a California Nonprofit Public Benefit Corporation, and Grants an Option to enter into a Ground lease with the Agency concerning such Property; and (3) an Agreement to Guarantee the Payment of certain Mortgage Revenue Bonds in an amount not to exceed \$6,704,522; and related Actions and Documents to enable the Acquisition and Renovation of Notre Dame Apartments, all as part of the Agency's Housing Preservation Program.

Presenters: Sean Spear, Agency Staff

Speakers: Joanne Lee, Chinatown Community Development Center; Kay Gibleski; Bao Yan Chan

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 119-2000 BE ADOPTED.

- (v) Resolution No. 120-2000, expressing the Intent of the redevelopment Agency of the City and County of San Francisco to Issue Multifamily Mortgage Revenue Bonds in one or more Series to Finance the Acquisition and Renovation of Residential Facilities at Notre Dame Apartments, 1590 Broadway, Preservation Housing Program, for Redevelopment Purposes in an amount not to exceed \$20,800,000; Citywide Housing Program.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 120-2000 BE ADOPTED.

- (f) Resolution No. 104-2000, authorizing Execution of a Renegotiated Memorandum of Agreement with SEIU Local 790, for the Period of July 1, 2000 through June 30, 2003.

Presenters: Ora Williams. Agency Staff

Speakers: James Bryant

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 104-2000 BE ADOPTED.

- (g) Resolution No. 105-2000, authorizing the Termination of the Disposition and Development Agreement with Stony Hill Summit, LLC, for the development of Parcel EE-2, located on the northwest corner of the intersection of Whitney Young Circle and Hudson Avenue; Hunters Point Redevelopment Project Area.

Presenters: Olson Lee, Agency Staff

Speakers: Keith Lennon, LTM Construction Company; Ulysses J. Montgomery, Bayview Hunters Point LTM - MCA Summit Limited Partnership; Jesse Mason, Olin Webb, Bayview Hunters Point Community Advocates; Charles Hargrave, Housing Conservation & Development Corp.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 105-2000 BE ADOPTED.

Presentation by Chris Harris, Agency Staff, on Items (h) through (m).

- (h) Resolution No. 106-2000, authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement in an amount not to exceed \$672,463 with Catholic Charities of the Archdiocese of San Francisco for its Peter Claver Community located at 1340 Golden Gate Avenue.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. YEE, THAT ITEM (h), RESOLUTION NO. 106-2000, BE ADOPTED **WITH A SIX-MONTH CONTRACT** AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Ms. Palamountain
Mr. Romero
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION WITH AMENDMENT CARRIED.

- (i) Resolution No. 107-2000, authorizing a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount not to exceed \$464,642 with Maitri in connection with its Residential Care Facility located at 401 Duboce.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 107-2000 BE ADOPTED.

- (j) Resolution No. 108-2000, authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$462,804 with Dolores Street Community Services for its Residential Care Facility located at 220 Dolores Street.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 108-2000 BE ADOPTED.

- (k) Resolution No. 109-2000, authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$1,387,487 with Catholic Charities of the Archdiocese of San Francisco for its Leland House at 141 Leland Avenue.

Speakers: Michael Nulty, Alliance for a Better District 6; Garret Jenkins; John Sillcocks; Steven Torrey

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, THAT ITEM (k), RESOLUTION NO. 109-2000, BE ADOPTED **WITH A SIX-MONTH CONTRACT** AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Ms. Palamountain
Mr. Romero
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION WITH AMENDMENT CARRIED.

- (l) Resolution No. 110-2000, authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$331,833 with Larkin Street Youth Center for its Assisted Care Facility at 129 Hyde Street.

Speakers: Michael Nulty, Polk Street Town Hall; Marvis Phillips, Larkin Street Youth Center

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 110-2000 BE ADOPTED.

At this time, 7:45 PM, President Dunlop departed. Vice President Romero presided for the remainder of the Agenda.

- (m) Resolution No. 111-2000, authorizing a Housing Opportunities for Persons with AIDS Technical Assistance Agreement with the Corporation for Supportive Housing in an amount not to exceed \$118,195.

Presenters: Elizabeth Colomello, Agency Staff

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 111-2000 BE ADOPTED.

- (n) Resolution No. 112-2000, authorizing the Executive Director to enter into a Purchase Agreement with Marlton Manor Associates, a California Limited Partnership, to buy the 151-unit residential project at 240 Jones Street for a price of \$5,100,000 as part of the Agency's Housing Preservation Program.

Presenters: Sean Spear, Agency Staff

Speakers: L. P. Lewis, Agape Outreach Center; Roy Brouse, Marlton Manor Tenant Association; Garrett Jenkins; Michael Nulty, Tenant Association Coalition; Rob Eshelman; Steven Torrey; John Sillcocks; Harriet Kaaihue. Marlton Manor; Reggie Meadows; Sam Phillips

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 112-2000 BE ADOPTED.

- (o) Resolution No. 113-2000, authorizing the Executive Director to enter into a Purchase Agreement with the Alexander, a California Limited Partnership, to buy the 179-unit residential project at 230 Eddy Street for a price of \$6,400,000 as part of the Agency's Housing Preservation Program.

Presenters: Sean Spear, Agency Staff

Speakers: Lilia Wayne; Darwin Dias, William Maye, Alexander Tenants' Association; Reggie Meadows; Pat Murphy; Michael Nulty; Harriet Kaaihue; Leo Patterson

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 113-2000 BE ADOPTED.

- (p) Resolution No. 114-2000, authorizing the Executive Director to Execute: (1) a Purchase Agreement in an amount not to exceed \$4,100,000 for the Antonia Manor, 180 Turk Street; (2) an Agreement which Assigns the Agency's Rights to Purchase the Improvements at 180 Turk Street to the Tenderloin Neighborhood Development Corporation, a California Nonprofit Public Benefit Corporation, and Grants an Option to enter into a Ground Lease with the Agency concerning such Property; (3) a Tax Increment Loan Agreement with Tenderloin Neighborhood Development Corporation in an amount not to exceed \$2,332,607 and (4) an Agreement to Guarantee the Payment of certain Mortgage Revenue Bonds in an amount not to exceed \$1,794,300; and related Actions and Documents to enable the Acquisition and Renovation of Antonia Manor, all as part of the Agency's Housing Preservation Program.

Presenters: Sean Spear, Agency Staff

Speakers: Roger Langford; Garrett Jenkins; Edward Evans, North of Market Planning Coalition; William Gibbons, Antonia Manor Residents' Association; Harriet Kaaihue; John Nulty; Kelly Cullen, TNDC; Bruce Windrem; Pat Murphy, Alexander Tenants' Association; Michael Nulty

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MS. PALAMOUNTAIN, THAT ITEM (p), RESOLUTION NO. 114-2000, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Ms. Palamountain
Mr. Singh
Ms. Sweet
Mr. Romero

AND THE FOLLOWING VOTED "NAY":

Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE VICE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (q) Resolution No. 115-2000, expressing the Intent of the Redevelopment Agency of the City and County of San Francisco to Issue Multifamily Mortgage Revenue Bonds in one or more Series to Finance Residential Facilities at Antonia Manor, 180 Turk Street, Preservation Housing Program, for Redevelopment Purposes in an amount not to exceed \$9,000,000; Citywide Housing Program.

ADOPTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 115-2000 BE ADOPTED.

- (r) Resolution No. 116-2000, authorizing the Executive Director to Execute: (1) a Purchase Agreement in an amount not to exceed \$4,900,000, for The Maria Manor, 174 Ellis Street; (2) an Agreement which Assigns the Agency's Rights to Purchase the Improvements at 174 Ellis Street to the Tenderloin Neighborhood Development Corporation, a California Nonprofit Public Benefit Corporation, and Grants an Option to enter into a Ground Lease with the Agency concerning such Property; (3) Tax Increment Loan Agreement with Tenderloin Neighborhood Development Corporation in an amount not to exceed \$1,555,873; and (4) Enter into an Agreement to Guarantee the Payment of certain Mortgage Revenue Bonds in an amount not to exceed \$1,807,319; and related Actions and Documents to enable the Acquisition and renovation of Maria Manor, all as part of the Agency's Housing Preservation Program.

Presenters: Sean Spear, Agency Staff

Speakers: Rosemary Sullivan; Geraldine Lum; Harding Reede; G. Bruce Windrem; Garrett Jenkins; Michael Nulty; Marvis Phillips; Kelly Cullen; John Nulty; Roger Langford; Rob Eshelman; Darwin Dias

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MS. PALAMOUNTAIN, THAT ITEM (r), RESOLUTION NO. 116-2000, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Ms. Palamountain
Mr. Singh
Ms. Sweet
Mr. Romero

AND THE FOLLOWING VOTED "NAY":

Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE VICE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (s) Resolution No. 117-2000, expressing the Intent of the Redevelopment Agency of the City and County of San Francisco to Issue Multifamily Mortgage Revenue Bonds in one or more Series to Finance the Acquisition and Renovation of Residential Facilities at Maria Manor, 174 Ellis Street, Preservation Housing Program, for Redevelopment Purposes in an amount not to exceed \$9,000,000; Citywide Housing Program.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 117-2000 BE ADOPTED.

- (t) Resolution No. 118-2000, authorizing a Grant Agreement in an amount not to exceed \$25,000 with The Maria Manor Tenants Association and a Fiscal Agent Agreement with Lee, Quan, Ho, & Le for Resident Capacity Building and Preliminary Financial Feasibility Activities under the Resident Capacity Grant Program, as part of the Agency's Housing Preservation Program.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 118-2000 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Arnold Townsend (Bernal Heights); Ulysses J. Montgomery (A-2 Hunters Point Redevelopment Project); Steven Torrey (Reprimand of President Dunlop)

REPORT OF THE EXECUTIVE DIRECTOR

Agency Budget/Finance Committee Report

COMMISSIONERS' QUESTIONS AND MATTERS

CLOSED SESSION

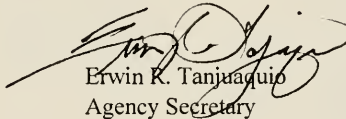
(1) Pursuant to California Government Code Section 54956.9, Conference with Legal Counsel regarding existing litigations. Two existing cases:

- (a) SFRA v. Norman Pearce, Pier 40 Roastery, Inc., Mark Evans and Terry Johns (SF Superior Ct.-Limited, Case No. 176632); and
- (b) Mark Evans v. Norman Pearce, Pier 40 Roastery, Inc., and SFRA (SF Superior Ct.-Unlimited, Case No. 310861)

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:58 p.m.

Respectfully submitted,


Erwin K. Tanjaaguis
Agency Secretary

APPROVED:

September 12, 2000

35
4
/00

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
11TH DAY OF JULY 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 11th day of July, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Ramon Romero, Vice President
Leroy King
Darshan Singh
Lynette Sweet
Benny Y. Yee

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and the following was absent:

Mark Dunlop, President
Kathryn C. Palamountain

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

All Consent Agenda Items were removed from the Consent Agenda and put on the Regular Agenda, as so moved by Mr. King.

- (a) Resolution No. 121-2000, approving the Bi-County Memorandum of Agreement for an Amount not to exceed \$40,000 for a Study of Regional Transportation Needs in the Southeast Sector of the City and County of San Francisco and the Northeast Sector of the County of San Mateo.

Presenters: Jose Campos, Agency Staff

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 121-2000 BE ADOPTED.

- (b) Resolution No. 122-2000, authorizing the Executive Director to increase expenditures for an additional \$20,000 for a total aggregate Amount not to exceed \$40,000 for emergency security services at the Hunters Point Shipyard Redevelopment Project Area.

Presenters: June Bartholomew, Agency Staff

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 122-2000 BE ADOPTED.

- (c) Resolution No. 123-2000, authorizing a First Amendment to the Personal Service Contract with the San Francisco Housing Development Corporation ("SFHDC") in an Amount not to exceed \$66,667 and a Term from July 1, 2000 to October 31, 2000 to provide Marketing and Counseling Services to first-time home buyers in the Western Addition and Hunters Point Redevelopment Areas and the development of affordable housing in All Agency Redevelopment Project and Survey Areas.

Presenters: Olson Lee, Agency Staff

Speakers: Ulysses J. Montgomery, MCO Consulting Engineers; Michael Harris, SFHDC; Osifrandu Kundaye, SFHDC

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING THAT ITEM (c), RESOLUTION NO. 123-2000, BE ADOPTED WITH THE **AMENDMENT** THAT THE FUNDING BE INCREASED TO \$300,000 AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

MR. ROMERO, ACTING PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

NEW BUSINESS - REGULAR AGENDA

- (d) Resolution No. 124-2000, authorizing execution of a Programming Agreement for the Yerba Buena Gardens with Yerba Buena Arts and Events, including an Agency annual contribution of \$150,000 for a three year period; Yerba Buena Center Redevelopment Project Area.

Presenters: William Carney, Agency Staff; Anita Hill, Yerba Buena Alliance; Mario Garcia Durham

Speakers: Lynn Valente, Market Street Association; Luz DeLeon, Filipino American Arts; Mary McCue, Yerba Buena Gardens; Jackie Keys-Guidry, Martin Luther King Birthday Observance Committee

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 124-2000 BE ADOPTED.

- (e) Resolution No. 125-2000, approving the Schematic Design for Block N2 of Parcel 3 in the Mission Bay North Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay North Redevelopment Project Area.

Presenters: Amy Neches, Agency Staff; Dan Murphy, Avalon Bay

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 125-2000 BE ADOPTED.

- (f) Resolution No. 126-2000, authorizing a First Amendment to the Letter Agreement with the Department of Public Works, Bureau of Construction Management, which increases the amount by \$425,000 to a total of \$525,000, and extends the term from January 2001 to January 2002, for the purposes of completing the Mid Market Redevelopment Plan Environmental Impact Report; All Redevelopment Projects and other designated sites.

Presenters: Rhonnel Sotelo, Bill Nakamura, Agency Staff; Steve Mullenix, DPW

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 126-2000 BE ADOPTED.

- (g) Resolution No. 127-2000, authorizing the Executive Director to enter into an Agreement with the California Housing Finance Agency to Guarantee the Repurchase of a Portion of a Mortgage on behalf of Citizens Housing Corporation, in an Amount not to exceed \$2,274,000, and all Related Actions and Documents, in conjunction with the acquisition of 101 units of very low income senior housing at 477 O'Farrell Street, as part of the Agency's Housing Preservation program; Citywide Tax Increment Housing Program.

Presenters: Sean Spear, Agency Staff

Speakers: Mary Helen Rogers

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 127-2000 BE ADOPTED.

- (h) Resolution No. 128-2000, authorizing a Housing Opportunities for Persons With AIDS (HOPWA) Supportive Services Agreement in an Amount not to Exceed \$300,000 with Catholic Charities of the Archdiocese of San Francisco for its HIV Housing Assistance Program.

Presenters: Chris Harris, Agency Staff

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 128-2000 BE ADOPTED.

- (i) Resolution No. 129-2000, authorizing a Housing Opportunities for Persons With AIDS (HOPWA) Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for the HOPWA Partial Rent Subsidy Program in an Amount not to exceed \$547,394.

Speakers: Mary Helen Rogers

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 129-2000 BE ADOPTED.

- (j) Workshop on the N3, N3a, N4, N4a Major Phase in Mission Bay North; Mission Bay North Redevelopment Project Area.

Presenters: Amy Neches, Agency Staff; Eric Harrison, Catellus

Speakers: Ulysses J. Montgomery, MCO Consulting Engineers

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Ulysses J. Montgomery (Bayview Hunters Point); Carmen Johnson (Agape); Jesse Mason (EE-2); Mary Helen Rogers (732-A, Coleman Funeral Home)

REPORT OF THE EXECUTIVE DIRECTOR

Bloomington's Project; Japantown Bowl; Fillmore Street/Jazz District; EE-2 Termination Appeal

COMMISSIONERS' QUESTIONS AND MATTERS

CLOSED SESSION

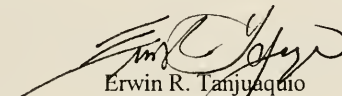
- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on a portion of the block bounded by Market, Fourth, Mission, and Fifth Streets (including the site of the Emporium Store Building and related buildings and a mid-block portion of Jessie Street). The entities the Agency may negotiate with are: Emporium Development, LLC, a California Limited Liability Company and Federated, Inc. The Agency's negotiators are William Carney and Kevin Warner.
- (b) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location is the entire Hunters Point Shipyard Project Area. The entity the Agency may negotiate with is Lennar/BVHP, LLC, a California Limited Liability Company. The Agency's negotiators are Byron Rhett and Kevin Warner.

It was moved by Mr. King and unanimously consented that the following week's meeting, July 18th be cancelled.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:00 p.m.

Respectfully submitted,



Erwin R. Tanjuaquio
Agency Secretary

APPROVED:

September 19, 2000

5
20/00

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
20TH DAY OF JULY 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a special meeting at the Alex L. Pitcher Jr. Community Room in the Southeast Community Facility, 1800 Oakdale Avenue in the City of San Francisco, California, at 4:00 p.m. on the 20th day of July, 2000, the place and date duly established for holding of such a special meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Ramon Romero, Vice President
Leroy King
Kathryn C. Palamountain
Darshan Singh
Lynette Sweet
Benny Y. Yee

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and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

MATTERS OF NEW BUSINESS – REGULAR AGENDA

- 4(a) Resolution No. 130-2000 endorsing the Preliminary Development Concept as specified in the Exclusive Negotiations Agreement with Lennar/BVHP, LLC; Hunters Point Shipyard Redevelopment Project Area

Speakers:

Agency Staff: James Morales, Executive Director and Byron Rhett, Senior Project Manager, Hunters Point Shipyard
Consultant: Collin Elliot, Jones Lang Lasalle
Hunters Point
Shipyard CAC: Scott Madison, President

Hunters Point

PAC:	Muhammad Nuru, Vice-President	
Developer:	Roy Willis, Lennar/BVHP	
Public:	Frank O'Neill	Derf Butler
	Allen A. Browning	Quentin Easter
	Willie Ratcliff	Oscar James
	Marie Harrison	Mike Benardo
	Arelious Walker	JR Manuel
	Fred pecker	Ceasar Churchwell
	Rev. Alvin Ricardo Hines	Olin Webb
	Ted Frazier	Lani Asher
	Myles Stevens	Claudia Cody
	Rev. Timothy E. Gray	Angelo King
	Carolyn Garrety	Brian Stott
	Carole Cresci Colbert	Jameel Al-Amin
	Eve Bach	Eric Smith
	Leon Thibeaux	Gaylon Logan
	Aaron Terris Grizzell	Malik Senefery
	Patty Lawson	Francine Carter
	Nat mason	Cati Okorie
	Alex Lantsberg	Ulysses J. Montgomery
	Carlton Carey	Charlie Walker
	Fred Jordan	Osafran Okundaye
	Kathy Basconcillo	Ahimsa Sumchis, M.D.
	Piero Patri	Jesse Mason
	Nathan Gray	James Hawkins
	Dr. George W. Davis	Willa L. Sims
	Espanola Jackson	Ranin Ross
	Mel Washington	Marie Franklin
	Yonas Gebremichael	Alma Robinson
	James Bryant	Karen Pierce

Commissioners' Discussion:

Commissioner King:

Commissioner King made a motion to adopt Resolution No. 129-2000 to endorse the Hunters Point Shipyard Preliminary Development Concept as specified in the Exclusive Negotiations Agreement with Lennar/BVHP.

Commissioner Singh seconded the motion.

Commissioner King spoke about the Commission's commitment to insure the community's involvement and recalled the many community workshops and meetings held on the Shipyard Preliminary Development Concept. He stated that he has the trust in Lennar and Agency staff working together in making sure that the Hunters Point community is involved throughout the process.

Commissioner Palamountain indicated her support for endorsing the PDC and stated her concerns regarding environmental issues, clean up of the Shipyard, local hiring commitment by Lennar and public notification of major milestones achieved in the negotiation process. She also requested further details on the affordable housing component, more information on youth development and local as well as new local businesses that could locate in the Shipyard.

Commissioner Sweet reiterated the Morgan Heights resident's concern about being involved in the Shipyard planning since the Morgan Heights development is immediately outside the Shipyard. She stated her concerns about affordable homeownership opportunities for the community, health issues, clean up of toxic sites within the Shipyard, and economic development that would result in jobs for the community. She also suggested that the idea of a Shipyard Memorial be pursued, and to address the sewage treatment facility issues. Commissioner Sweet also indicated that she would recuse herself from voting on the endorsement of the PDC despite her support, because of the potential of her involvement with the Bayview Center for Arts and Technology (BAYCAT) project within the Shipyard.

Vice President Romero spoke about his support in endorsing the PDC but suggested for more community involvement during the next phase of negotiations as well as providing more details on affordable housing types. He also suggested to the community to maintain their vigilance in following through with the development of the Shipyard.

Commissioner Singh stated that he was very please with the community turnout and inquired about "dotcom" companies locating in the Shipyard.

Commissioner Yee also was very pleased with the community turnout and commended the PAC and CAC, Agency staff and Lennar for an outstanding job. He inquired about the affordable housing set-asides and stated that 20% is not enough. He also suggested increasing and integrating housing income mix as well as increasing the housing density. Commissioner Yee spoke of the importance of health care providers in addressing the environmental health issues within the community and encouraged the community to continue its dialogue with Lennar. He also asked about the Navy's remediation schedule for the Shipyard as well as funding for such clean up.

President Dunlop thanked the community for their involvement and for showing up not only at this meeting but the many meetings that have been held on the Shipyard. He reminded everyone that the PDC is indeed a concept and is the beginning and from here a more structured, detailed development program will be developed. He reiterated the need for continued community input throughout the negotiation process with Lennar. He asked for information on next steps, conditions for proceeding to the Term Sheet negotiations and requested that the Commission be provided with progress reports.

ADOPTION: IT WAS MOVED BY COMMISISONER KING AND SECONDED BY COMMISSIONER SINGH AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 130-2000 BE ADOPTED (WITH COMMISSIONER SWEET NOT VOTING)

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY-RELATED MATTERS:

The following persons addressed the Commission:

- (1) Roy Willis requested the Commission for a six-month extension on Lennar's Exclusive Negotiation Agreement.
- (2) Ulysses J. Montgomery, Olin Webb and Jesse Mason spoke about Parcel EE-2, Stony Hill Summit in the Hunters Point Redevelopment Project Area and repeated their request to be placed and be heard before the Commission.
- (3) Karen Pierce thanked the Commission for holding its meeting in the community and also complained about the number of police officers present during the meeting and that this sends a negative message to the community.

EXECUTIVE DIRECTOR'S REPORT:

Executive Director James Morales reported that the next Commission Meeting of July 25th will be held at the Agency offices. He also reported that the Board of Supervisors has approved the Agency's 2000-01 budget and informed the Commission about the Board of Supervisors approval of the Federal Office Building project conveyance.

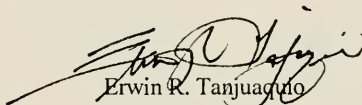
COMMISSIONERS QUESTIONS AND MATTERS:

Commissioner Yee made a motion to calendar Leannar's request for a six-month extension at the next Commission meeting. Executive Director Morales advised the Commission that the Final Agenda for the next Commission Meeting has been sent out to the Commission and the public and stated that staff would want to meet with Lennar on their request and after evaluating the six-month extension request, the matter will be brought before the Commission as soon as possible. Commissioner Yee agreed.

ADJOURNMENT

It was moved by Commissioner Yee, seconded by Commissioner King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:40 p.m.

Respectfully submitted,


Erwin R. Tanjuague
Agency Secretary

APPROVED

8-15-00

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
25TH DAY OF JULY 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at the Redevelopment Agency offices, 770 Golden Gate Avenue, Third Floor Commission Board room in the City of San Francisco, California, at 4:00 p.m. on the 25th day of July, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

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and the following was absent:

Ramon Romero, Vice President
Lynette Sweet

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 131-2000, authorizing a Second Amendment to the Office Lease with the San Francisco Federal Credit Union for Redevelopment Agency Offices at 770 Golden Gate Avenue.

Presenters: Jim Nybakken, Agency Staff

ADOPTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 131-2000 BE ADOPTED.

- (b) Resolution No. 132-2000, authorizing an Amendment to the Personal Services Contract with the Chinatown Economic Development Group to reallocate

\$70,000 from the Business Loan Program Line Item to the Administrative Line Item to provide Administrative Services in support of the Implementation of the Chinatown Economic Development Plan for August 1, 2000 to July 31, 2001.

Presenters: Isabella Wong, Agency Staff

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 132-2000 BE ADOPTED.

- (c) Resolution No. 133-2000, awarding the Fillmore Streetscape Contract to Bauman Landscape, Inc., a California Corporation, in an amount not to exceed \$3,504,954, for the construction of improvements on Fillmore Street between Post Street and Golden Gate Avenue; Western Addition Area Redevelopment Project Area A-2.

Presenters: Shirley Wysinger, Bill Nakamura, Agency Staff

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 133-2000 BE ADOPTED.

- (d) Resolution No. 134-2000, authorizing a Disposition and Development Agreement with Habitat for Humanity San Francisco, a California Non-Profit Public Benefit Corporation, for the Development of Site FF-2 located at 1378 Oakdale Avenue; Hunters Point Redevelopment Project Area. (Public Hearing)

Presenters: Lucia Mele, Saiful Abedin, Agency Staff

Speakers: Sitara Kapoor; Doris M. Vincent; Mara Feeney, Habitat For Humanity; Donna Doyce

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 134-2000 BE ADOPTED.

- (e) Resolution No. 135-2000, conditionally Approving the Schematic Design Submitted by Habitat for Humanity San Francisco, a California Non-Profit Public Benefit Corporation, for Site FF-2, located on the north side of Oakdale Avenue, near Keith Street, Block 4715, Lot 04; Hunters Point Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 135-2000 BE ADOPTED.

- (f) Resolution No. 136-2000, authorizing the Issuance, Sale, and Delivery of Multifamily Housing Revenue bonds in one or more series in an aggregate principal amount not to exceed \$15,100,000 to assist Church Street Housing Associates, a California Limited Partnership, with the purchase and construction of residential facilities at One Church Street, authorizing certain officers to enter into an Indenture of Trust, a Loan Agreement, a Regulatory Agreement and an Agency Purchase Agreement with respect to such bonds, and Approving and Authorizing Actions and Documents relating thereto. (Public Hearing)

Presenters: William Schwartz, Agency Staff

Speakers: Mary Helen Rogers; Chuck Ayala (MAPA)

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 136-2000 BE ADOPTED.

- (g) Resolution No. 137-2000, authorizing the Executive Director to enter into a Payment Obligation Agreement with Church Street Housing Associates, a California Limited Partnership whose general partner is Bridge Housing Corporation, a California Non-Profit Public Benefit Corporation, to Guarantee the Repurchase of certain Mortgage Revenue Bonds to be issued by the Agency in conjunction with the development of 93 units of low income family rental housing at 1 Church Street in an Amount not to exceed \$4,215,000 in furtherance of the Agency's Housing for Persons With AIDS (HOPWA) program.

ADOPTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 137-2000 BE ADOPTED.

- (h) Resolution No. 138-2000, authorizing a First Amendment to the Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement with Church Street Housing Associates, a California Limited Partnership whose general partner is Bridge Housing Corporation, a California Non-Profit Public Benefit Corporation, for the purpose of conforming the provisions of the HOPWA Loan Agreement to those of the Home Loan Agreement the partnership recently entered into with the City and County of San Francisco

in conjunction with the development of 93 units of low income family rental housing at 1 Church Street.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 138-2000 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Mary Helen Rogers (732-A); Ulysses J. Montgomery (EE-2); Chuck Ayala

REPORT OF THE EXECUTIVE DIRECTOR

RFP for 1009 Mission Street/Habitat for Humanity; 714-A Van Ness/Myrtle Report; RFP for EE-2

COMMISSIONERS' QUESTIONS AND MATTERS

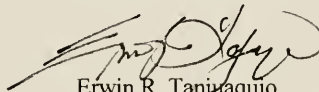
CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates, LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers, and Ricky Tijani.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:20 p.m.

Respectfully submitted,



Erwin R. Tanjuaquio
Agency Secretary

APPROVED:

September 19, 2000

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/00

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
8TH DAY OF AUGUST 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 8th day of August, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Ramon Romero, Vice President
Leroy King
Kathryn C. Palamountain
Darshan Singh

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and the following was absent:

Lynette Sweet
Benny Y. Yee

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) Public hearing to hear all persons interested in the Approval of a proposed Amendment to the Yerba Buena Center Redevelopment Plan; transmitting the proposed Plan Amendment to the City Planning Commission; recommending approval of the proposed Plan Amendment by the Board of Supervisors of the City and County of San Francisco; and submitting the Agency's recommendation and the proposed Plan Amendment, to the Board of Supervisors of the City and County of San Francisco; Yerba Buena Center Redevelopment Project Area

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT ITEM (a) BE CONTINUED TO THE AUGUST 15TH MEETING.

- (b) Public hearing to hear all persons interested in the Authorization of the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents, subject to final approval of the proposed Amendment to the Yerba Buena Center Redevelopment Plan, with Emporium Development, LLC, a limited liability corporation controlled by Forest City Enterprises, for development of a mixed-use commercial development project in the Emporium Site Area; Yerba Buena Center Redevelopment Project Area

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT ITEM (b) BE CONTINUED TO THE AUGUST 15TH MEETING.

- (c) Resolution No. 139-2000, Establishing Classifications of Positions and Compensation for the Agency Staff and Establishing the Authority for Appointment to and Vacation from Positions under the Classifications and other related matters regarding Agency employment

Presenters: Ora Williams, Agency Staff

Speakers: Mary Helen Rogers, Juanita Williams

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN THAT ITEM (c), RESOLUTION NO. 139-2000, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Ms. Palamountain
Mr. Romero
Mr. Singh
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. King

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (d) Resolution No. 140-2000, Authorizing an Amended and Restated Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement to the Housing Services Affiliate of the Bernal Heights Neighborhood Center (HSA) in an amount not to exceed \$66,515, for an aggregate in an amount not to exceed \$991,315, for rehabilitation costs associated with Hazel Betsy House located at 3554 17th Street

Presenters: Pam Sims, Agency Staff; Joseph Smooke, Hazel Betsy

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 140-2000 BE ADOPTED.

- (e) Resolution No. 141-2000, Authorizing an Amended and Restated Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement to the Housing Services Affiliate of the Bernal Heights Neighborhood Center (HSA) in an amount not to exceed \$74,917, for an aggregate amount of \$459,267, for rehabilitation costs associated with Precita House located at 416A-416B Precita Avenue

Presenters: Pam Sims, Agency Staff

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY, MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 141-2000 BE ADOPTED.

- (f) Resolution No. 142-2000, Authorizing an Amended and Restated Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement to the Housing Services Affiliate of the Bernal Heights Neighborhood Center (HSA) in an amount not to exceed \$60,261, for an aggregate amount of \$469,811, which provides up to for rehabilitation costs associated with Stinson House located at 119-121 Holly Park Circle

Presenters: Pam Sims, Agency Staff

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY, MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 142-2000 BE ADOPTED.

- (g) Workshop on the Schematic Design of Mission Creek Park Parcels NP1, NP2, NP3 in the Mission Bay North Redevelopment Project Area; Mission Bay North Redevelopment Project Area

Minutes of a Regular Meeting August 8, 2000

Presenters: Helen Sause, Agency Staff; Amy Coburn, Eric Harrison, Catellus; Martha Fry (Landscape Architect)

Speakers: Corrine Woods (CAC & Harbor Creek)

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Mary Helen Rogers (732-A & Coleman Funeral Home); Dave Osgood (Rincon Center affordability)

REPORT OF THE PRESIDENT

- Congratulated Commissioner Singh on his new grandchild.
- Requested Commissioners to provide their vacation schedule to the Commission Secretary.
- Asked about Commissioner King's inquiry regarding the Executive Director's evaluation.

REPORT OF THE EXECUTIVE DIRECTOR

- Reported on several properties conveyed: (1) One Church Street to BRIDGE, 477 O'Farrell, and the GSA site to the Federal government.
- RFP for Parcel EE-2 (Stony Hill Summit) for 27 affordable units
- Japantown Bowl sale and closing.

COMMISSIONERS' QUESTIONS AND MATTERS

Mr. King requested that the Site G item be continued from August 15th to August 22nd.

CLOSED SESSION

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
- (b) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are Plaza Hotel, 988-992 Howard Street (APN 3725, Lot 25), South of Market Earthquake Recovery Redevelopment Project Area, with Keshavbhai Becharbhai Patel

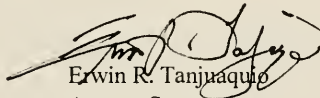
Minutes of a Regular Meeting August 8, 2000

and Rukhiben Keshavbhai Patel, husband and wife. The Agency's negotiators are Olson Lee, Matthew Schwartz, and Al Luis.

ADJOURNMENT

It was moved by Mr. Romero, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:13 p.m.

Respectfully submitted,


Erwin R. Tanjuaquin
Agency Secretary

APPROVED:

October 10, 2000

5
5/00

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
15TH DAY OF AUGUST 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 15th day of August, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Ramon Romero, Vice President
Leroy King
Kathryn C. Palamountain
Darshan Singh

DOCUMENTS DEPT.

and the following was absent:

Lynette Sweet
Benny Y. Yee

NOV 17 2000

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The President declared that a quorum was present.

Helen Sause, Acting Executive Director, and staff members were also present.

The Commission met as the Housing Advisory Committee before commencing the Regular Meeting Agenda.

UNFINISHED BUSINESS

Items 3 (a) and (b) under the matters of Unfinished Business were heard under the New Business – Regular Agenda, following item 49c).

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Special Meeting, July 20, 2000.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a) BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

Items (b) through (e) and item 3 (a) under Unfinished Business are related and were presented together and acted upon separately by the Commission.

Presenters: William Carney, Kevin Warner, Agency Staff; David Jones, Forest City

Speakers: Walter Johnson, Joyce Roberson, Charles Chase, Garrett Jenkins, Jenefer Clary, Judith Baker, John Elberling, Mrs. Bland Platt, Anita Hill, Mark Ryser, Myles Stevens, Don Marcos, Philip Nguyen, Doug Comstock, Charles Range, Bernadette Sy, Amelita Pascual, Michael Penn, Michael Levin

- (b) Resolution No. 143-2000, Adopting Environmental Findings and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act and State Guidelines in connection with the Approval of a proposed Amendment of the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1 and the proposed Emporium Site Area Development; Yerba Buena Center Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 143-2000 BE ADOPTED.

- (c) Resolution No. 144-2000, Approving the Report of the Agency to the Board of Supervisors of the City and County of San Francisco on the proposed Amendment to the Yerba Buena Center Redevelopment Plan and transmitting the Report on the proposed Plan Amendment to the Board of Supervisors; Yerba Buena Center Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 144-2000 BE ADOPTED.

- 3 (a) Resolution No. 145-2000, Approving a proposed Amendment to the Yerba Buena Center Redevelopment Plan; transmitting the proposed Plan Amendment to the City Planning Commission; submitting the Agency's recommendation and the proposed Plan Amendment to the Board of Supervisors of the City and County of San Francisco and recommending approval of the proposed Plan Amendment by the Board of Supervisors; Yerba Buena Center Redevelopment Project Area (Public Hearing)

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 145-2000 BE ADOPTED.

- (d) Resolution No. 146-2000, Authorizing the Executive Director to execute a Delegation Agreement with the Planning Department of the City and County of San Francisco to administer the Standards for Development in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the Final Adoption of the proposed Amendment to the Yerba Buena Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 146-2000 BE ADOPTED.

- (e) Resolution No. 147-2000, Authorizing the Executive Director to execute (1) a Financing Agreement and Covenant to Operate with the City and County of San Francisco and Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development Company of California, Inc., in connection with the contribution of up to \$27,000,000 in tax increment funds; (2) a Tax Increment Allocation Pledge Agreement with the City and County of San Francisco; and (3) an Agreement for the Sale and Exchange of Real Estate with the City and County of San Francisco for the conveyance of a vacated portion of Jessie Street, all in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 147-2000 BE ADOPTED.

- 3 (b) Public hearing to hear all persons interested in Authorizing the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development Company of California, Inc. for the Development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY, MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT ITEM 3(b) BE CONTINUED TO AUGUST 22ND.

- (f) Authorizing the Executive Director to execute an Owner Participation Agreement and related documents with Bloomingdale's, Inc., an Ohio Corporation, for the construction of certain improvements in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY, MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT ITEM (f) BE CONTINUED TO AUGUST 22ND.

- (g) Public hearing to hear all persons interested in Authorizing the Executive Director to Execute an Owner Participation/Disposition and Development Agreement and Related Documents with LNR-Lennar Brannan Street, LLC, a Limited Liability Company, for Development of the Brannan Square Mixed Use Development, affecting Site G, Assessor Block 3774, Lots 18 and 24; Rincon Point – South Beach Redevelopment Project Area

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY, MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (g) BE CONTINUED TO AUGUST 22ND.

- (h) Resolution No. 148-2000, Adopting Environmental Findings pursuant to the California Environmental Quality Act and Approving the N3, N3a, N4, N4a Major Phase Submission in the Mission Bay North Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay North Redevelopment Project Area

Presenters: Amy Neches, Agency Staff

Speakers: Mike Benardo

ADOPTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 148-2000 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

Marjorie Fletcher, Eunice Kaneko, Cal Kitazumi, Jon Osaki, Paul Osaki,
Adolphus Thomas, Patty Wada, Marian Mann, Fred Pecker, Mike Benardo (all
speaking about the Japantown Bowl sale and closure issue)

REPORT OF THE PRESIDENT

- Mr. Dunlop requested that Agency staff look at the following issues
related to the Japantown Bowl:
 - Blocking the sale of Japantown Bowl
 - Research the historic intent of the bowling alley
 - Research creative alternatives
 - Continue working with the Mayor's office
 - Determine the feasibility of conducting a community meeting

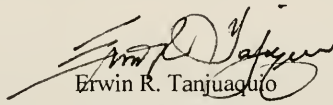
REPORT OF THE EXECUTIVE DIRECTOR

- Helen Sause, Acting Executive Director reported on the CDLAC \$80 million
Tax Exempt Bonds issuance for the Delta Hotel in the South of Market

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that
the meeting be adjourned. The meeting adjourned at 8:00 p.m.

Respectfully submitted,



Erwin R. Tanjuague
Agency Secretary

APPROVED:

October 10, 2000

2/00

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
22ND DAY OF AUGUST 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 22nd day of August, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Ramon Romero, Vice President
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

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and the following was absent:

Lynette Sweet

The President declared that a quorum was present.

Helen Sause, Acting Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Public hearing to hear all persons interested in Authorizing the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development California, Inc. for the Development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

MOTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM 3(a) BE CONTINUED TO AUGUST 29TH

- (b) Authorizing the Executive Director to execute an Owner Participation Agreement and related documents with Bloomingdales', Inc., an Ohio corporation, for the construction of certain improvements in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

MOTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM 3(a) BE CONTINUED TO AUGUST 29TH

Speakers: Jim Firth (UFW), Joan Roughgarden (Supervisory Candidate)

Items 3 (c) under the matters of Unfinished Business was heard under the New Business – Regular Agenda following item 4(d).

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Meetings of January 13 and 25, 2000; February 8, 15, 22 and 29, 2000

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a) BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

Items (b) through (e) and item 3 (c) under Unfinished Business are related and were presented together and acted upon separately by the Commission.

Presenters: Amy Neches, Mathew Schwartz, Walter Yanagita, Agency Staff

Speakers: Joan Roughgarden (Supervisory Candidate), Quentin Easter (Hansberry Theater)

- (b) Resolution No. 149-2000, Adopting Environmental Findings and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act and State Guidelines in connection with the Approval of the Brannan Square Mixed Use Development; Rincon Point - South Beach Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 149-2000 BE ADOPTED.

- (c) Resolution No. 150-2000, Approving an Amendment to the Design for Development for the Rincon Point – South Beach Redevelopment Project Area, affecting Site G, Assessor Block 3774, Lots 18 and 24 and Authorizing Executive Director to transmit the Amendment to the Planning Commission of the City and County of San Francisco and request their consideration and approval; Rincon Point-South Beach Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 150-2000 BE ADOPTED.

- (d) Resolution No. 151-2000, Granting a Variance to the coverage requirements of the Design for Development for the proposed 238-unit development by LNR-Lennar Brannan Street, LLC a California limited liability company, regarding the development of Site G (bounded by Federal, Delancey and Brannan Streets); Rincon Point- South Beach Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 151-2000 BE ADOPTED.

- 3 (c) Resolution No. 152-2000, Authorizing the Executive Director to Execute an Owner Participation/Disposition and Development Agreement and Related Documents with LNR-Lennar Brannan Street, LLC, a limited liability company, for Development of the Brannan Square Mixed Use Development, affecting Site G, Assessor Block 3774, Lots 18 and 24; Rincon Point – South Beach Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 152-2000 BE ADOPTED.

- (e) Resolution No. 153-2000, Conditionally Approving the Schematic Design for the proposed 238-unit development by LNR-Lennar Brannan Street, LLC a California limited liability company, affecting Site G (Assessor's Block 3774, Lots 18 and 24); Rincon Point- South Beach Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 153-2000 BE ADOPTED.

- (f) Resolution No. 154-2000, Authorizing Exclusive Negotiations with Habitat for Humanity San Francisco for the disposition of an Agency owned parcel at 1009 Mission Street in conjunction with the development of 8 units for low income first-time home homebuyers; South of Market Earthquake Recovery Redevelopment Project Area

Presenters: William Carney, Lucia Mele, Agency Staff

Speakers: Sitara Kapoor, Marina Yu, Mara Feeney, Charles Range

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 154-2000 BE ADOPTED.

- (g) Resolution No. 155-2000, Authorizing the Executive Director to Execute a Sublease or an Assignment of Master Lease with Aktiv Planning, Inc., a California corporation, for 1700 California Street, Suite 400, for Central Records Office Space for an amount not to exceed \$400,000

AGENCY STAFF WITHDREW THIS ITEM.

- (h) Resolution No. 156-2000, Authorizing a Housing Opportunities for Persons with AIDS (HOPWA) Rental Subsidy Agreement with the San Francisco Housing Authority (SFHA) for the HOPWA Rental Assistance Program in an Amount Not to Exceed \$2,986,955

AGENCY STAFF WITHDREW THIS ITEM.

- (i) Resolution No. 157-2000, Approving Revised Berth License Fees for South Beach Harbor; Rincon Point – South Beach Redevelopment Project Area

Presenters: James Nybakken, Agency Staff

Speakers: Van Walzberg, Joe Wyman, Lawrence Murray

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN THAT ITEM (i), RESOLUTION NO. 157-2000, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Ms. Palamountain
Mr. Romero

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Mr. Yee
Mr. Dunlop

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION
FAILED.

- (j) Resolution No. 158-2000, Authorizing execution of Personal Service Contracts with a panel of four Redevelopment Planning Professional Consulting Firms for a three-year period in an approximate amount not to exceed \$975,000, on an as-needed basis, in all Survey Areas and other designated Redevelopment Areas

Presenters: Rhonnel Sotelo, Agency Staff

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH,
THAT ITEM (j), RESOLUTION NO. 158-2000, BE TABLED
INDEFINITELY AND ON ROLL CALL THE FOLLOWING VOTED
"AYE":

Mr. King
Mr. Singh
Mr. Yee
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Ms. Palamountain
Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (k) Resolution No. 159-2000, Authorizing the Executive Director to enter into a Purchase Agreement with Keshavbhai Becharbhai Patel and Rukhiben Keshavbhai Patel, a husband and wife, in an amount not to exceed \$1,800,000, as substantiated by an appraisal, and to fund all associated deposits in an amount not to exceed \$175,000, and additional related costs in an amount not to exceed \$50,000 for acquisition of the Plaza Hotel, 988-992 Howard Street, as part of the Agency's South of Market Program; South of Market Earthquake Recovery Redevelopment Project Area

Presenters: Olson Lee, Agency Staff

Speakers: Charles Range (SOMPAC)

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 159-2000 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Grady Weems (Peter Claver resident being evicted); Dave Osgood (Rincon Center tenant – rent increases)

REPORT OF THE PRESIDENT

REPORT OF THE EXECUTIVE DIRECTOR

Helen Sause, Acting Executive Director reported on the following:

- Community Meeting on August 23, 2000 at the West Bay Conference Center regarding Parcel 714A Van Ness Care Center project, 1652 Eddy Street, and the Fillmore Streetscape project.
- Bloomingdale's Project – approved by the City Planning Commission; approved by the Board of Supervisors Land Use Committee on August 22, 2000; scheduled for the Board of Supervisors Finance Committee on August 23, 2000, full Board of Supervisors on August 28, 2000.

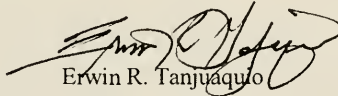
Minutes of a Regular Meeting August 22, 2000

- BAYCAT Opening and Press Conference held on August 17, 2000 at the Hunters Point Naval Shipyard (Dego Mary's)
- Informational Memoranda regarding Parcel EE-2 RFQ deadline, outside legal counsel, Catellus contracting, Japantown Bowl matter, and JCCNC Task Force funding request.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:38 p.m.

Respectfully submitted,


Erwin R. Tanjuaquilo
Agency Secretary

APPROVED:

October 10, 2000

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29/00

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
29TH DAY OF AUGUST 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 29th day of August, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Ramon Romero, Vice President
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

DOCUMENTS DEPT.

and the following was absent:

Leroy King
Lynette Sweet

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

Speakers: Hank Wilson, Joan Roughgarden (Supervisory Candidate)

- (a) Public hearing to hear all persons interested in Authorizing the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development California, Inc. for the Development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM 3(a) BE CONTINUED TO SEPTEMBER 12TH.

- (b) Authorizing the Executive Director to execute an Owner Participation Agreement and related documents with Bloomingdales', Inc., an Ohio corporation, for the construction of certain improvements in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM 3(b) BE CONTINUED TO SEPTEMBER 12TH.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Meetings of March 7, 14, 21, 23 and 28, 2000; April 4, 18, and 25, 2000
- (b) Resolution No. 160-2000, Authorizing Execution of a Personal Services Contract effective September 1, 2000 with Certified Janitorial & Window Cleaning Co. for Janitorial Services at South Beach Harbor in an amount not to exceed \$16,800 for the first year of the Contract and subject to an extension for two additional terms of twelve months each for adjusted annual amounts; Rincon Point – South Beach Redevelopment Project Area
- (c) Resolution No. 161-2000, Amending Resolution No. 60-2000 to Establish a new Special Annexation Election date for Annexation No. 2 to Community Facilities District No. 1 (South Beach); Rincon Point - South Beach Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a), (b) RESOLUTION NO. 160-2000, (c) RESOLUTION NO. 161-2000 BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 162-2000, Authorizing a First Amendment to the Owner Participation Agreement and the Housing Opportunities for Persons with AIDS Capital Loan Agreement with Bernal Heights Neighborhood Center for the rehabilitation and new construction of 1652 Eddy Street; Western Addition A-2 Redevelopment Project Area

Presenters: Pam Sims, Agency staff; Marcia Rosen, Mayor's Office of Housing; Daisy Leyva, DPH; Joseph Smoot

Speakers: Julie Charubusapayon (UCSF), Deborah Alvarez (DCYF)

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 162-2000 BE ADOPTED.

- (d) Resolution No. 163-2000, Approving a Fiscal Year 2000-2001 Budget for staff expenses and operational support of the Bayview Hunters Point Project Area Committee in an amount not to exceed \$194,018; Bayview Hunters Point Survey Area

Presenters: Gaynell Armstrong, Agency staff

Speakers: Sophie Maxwell, Dorris M. Vincent (BVHP PAC)

ADOPTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 163-2000 BE ADOPTED.

- (e) Resolution No. 164-2000, Authorizing the Executive Director to enter into a Personal Service Contract with McCoy's Patrol Service for security services at the Hunters Point Shipyard for a maximum term of eighteen months commencing September 1, 2000 in an amount not to exceed \$210,000; Hunters Point Shipyard Redevelopment Project Area

Presenters: June Bartholomew, Agency staff

Speakers: Dorris M. Vincent (BVHP PAC)

ADOPTION: IT WAS MOVED BY MR.ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 164-2000 BE ADOPTED.

- (g) Resolution No. 165-2000, Authorizing execution of a Lease with Cathedral Hill Associates, Inc., for 1255 Post Street for Central Records Office Space in an amount not to exceed \$750,000 over the five-year term

Presenters: James Nybakken, Agency staff

ADOPTION: IT WAS MOVED BY MR.ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 165-2000 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Feysan Lodde, Eugene Stansil, Derf Butler, Thomas Campbell, Chuck Collins (all speaking regarding Parcel 732A Fillmore Renaissance Project)

REPORT OF THE PRESIDENT

- Announced that there is no Commission Meeting on September 5th
- Requested a letter be sent to Elkor regarding the Community Bank's financing status
- Requested that a Get-Well card be sent to Mary Rogers
- Untable the Planing consultant panel from last week
- Leroy King salute at a breakfast on September 1st.

REPORT OF THE EXECUTIVE DIRECTOR

- CDLAC Report – 8th & Howard, Cepeda Apartments (Mission Bay), Notre Dame CDEC, Antonia and Marlton Manor TNDC
- NAHRO Award of Excellence for Golden Gate Apartments
- San Francisco School District lawsuit (Charlie Walker) going to trial on September 6th
- RFQ for next affordable housing site in Mission Bay
- Informational Memorandum regarding Japantown Bowl

COMMISSIONERS' QUESTIONS AND MATTERS

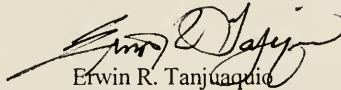
CLOSED SESSION

Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.

ADJOURNMENT

It was moved by Mr. Romero, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:08 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Erwin R. Tanjuaquio', written in a cursive style.

Erwin R. Tanjuaquio
Agency Secretary

APPROVED:

October 10, 2000

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1/12/00

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
12TH DAY OF SEPTEMBER 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 12th day of September, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Ramon Romero, Vice President
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

DOCUMENTS DEPT.

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and the following was absent:

None

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Public hearing to hear all persons interested in Authorizing the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development California, Inc. for the Development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM 3(a) BE CONTINUED TO SEPTEMBER 19TH.

- (b) Authorizing the Executive Director to execute an Owner Participation Agreement and related documents with Bloomingdales', Inc., an Ohio corporation, for the construction of certain improvements in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM 3(b) BE CONTINUED TO SEPTEMBER 19TH.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Meetings of May 9, 16, 23 and 30, 2000; June 13, 20 and 27, 2000
- (b) Resolution No. 166-2000, Authorizing Martha Walters to attend the US EPA Environmental Monitoring Technology Conference in Boston, Mass., from September 18-21, 2000
- (c) Resolution No. 167-2000, Waiving the Agency's Conflict of Interest provisions governing former Agency Commissioner Lynette Sweet's employment with the Bayview Center for Arts and Technology (BAYCAT) within the Hunters Point Naval Shipyard

Speakers: Mary Helen Rogers (raised question about Lynette Sweet's conflict of interest)

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a), (b) RESOLUTION NO. 166-2000, (c) RESOLUTION NO. 167-2000 BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

Items (d) and (e) are related and were presented together and acted upon separately by the Commission.

Presenters: Ricky Tijani, Elena Branick, Agency Staff; Mel Lee (Van Ness Care Center)

Speakers: Rev. Arnold Townsend, Mary Helen Rogers

- (d) Resolution No. 168-2000, Authorizing execution of a Disposition and Development Agreement with Van Ness Care Center, Inc., a California corporation, for the purchase and development of Parcel 714-A (2) and authorizing conditional approval of the Schematic Design for the proposed development for the parcel located at the northwest corner of Van Ness Avenue and Myrtle Street, Western Addition Redevelopment Project Area A-2 (Public Hearing)

ADOPTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 168-2000 BE ADOPTED.

- (e) Resolution No. 169-2000, Conditionally Approving the Schematic Design for the proposed mixed-use development on parcel 714-A(2), located on the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition Redevelopment Project Area A-2

ADOPTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 169-2000 BE ADOPTED.

- (f) Resolution No. 170-2000, Confirming the designation of parcel 685-I, J and L (AKA Japantown Bowl) as CC -- Neighborhood Commercial and reaffirming the intent to provide for Shopping, Personal Service, Commercial, Recreational, and other Establishments to meet the needs of residents and workers within the community; Western Addition Approved Redevelopment Project Area A-2

Presenters: Jose Campos, Agency staff

Speakers:

Alice Barkley
Judith Edmond
Holman Turner
Jean Nakashima
James Jamias

Sean Sexton
Judi Nihei
Michael J. Benardo
Tom Ryan
Paul Osaki

Darrell Herbert
Sox Kitashima
Suzanne Yamada
Gary Kitahata
Kathy Reyes
Jon Osaki
Annie Koh
Mary Helen Rogers

Marian Mann
Maria Matsu
Rev. Edward Thompson
Ping Lee
Marc Reagan
Carmen Johnson
Rex Golobic

ADOPTION: IT WAS MOVED BY MR.KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 170-2000 BE ADOPTED.

- (g) Considering whether the Agency should provide Fillmore Renaissance Associates LP with an Extension of Performance Deadlines and additional Tax Increment subsidies for its development of Parcel 732-A located on the northeast corner of Fillmore and Eddy Streets; Western Addition Redevelopment Project Area A-2

Presenters: Chuck Collins/Paula Collins/John Ellison (Fillmore Renaissance)

Speakers: Mary Helen Rogers, Feysan Lodde, Min Paek, Agonafer Shiferaw, Essie Collins, Joseph Skiffer, Carmen Johnson

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN TO EXTEND THE TERMINATION DATE OF THE LAND DISPOSITION AGREEMENT WITH FILLMORE RENAISSANCE ASSOCIATES LP IN ORDER TO GIVE THE COMMISSION THE OPPORTUNITY TO CONSIDER, AT A MEETING NO LATER THAN OCTOBER 3, 2000, AN AMENDMENT TO THE LAND DISPOSITION AGREEMENT, THAT WOULD EXTEND PERFORMANCE DEADLINES FOR A 90-DAY PERIOD TO COMPLETE PREDEVELOPMENT ACTIVITIES FOR PARCEL 732-A LOCATED ON THE NORTHEAST CORNER OF FILLMORE AND EDDY STREETS; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2, AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Ms. Palamountain
Mr. Romero
Mr. Dunlop

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, TO EXTEND THE TERMINATION DATE OF THE LAND DISPOSITION AGREEMENT WITH FILLMORE RENAISSANCE ASSOCIATES LP IN ORDER TO GIVE THE COMMISSION THE OPPORTUNITY TO CONSIDER, AT A MEETING NO LATER THAN **OCTOBER 10, 2000**, AN AMENDMENT TO THE LAND DISPOSITION AGREEMENT **WITHIN EXISTING BUDGET AUTHORITY**, THAT WOULD EXTEND PERFORMANCE DEADLINES FOR A 90-DAY PERIOD TO COMPLETE PREDEVELOPMENT ACTIVITIES FOR PARCEL 732-A LOCATED ON THE NORTHEAST CORNER OF FILLMORE AND EDDY STREETS; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2, AND UNANIMOUSLY CARRIED THAT THE MOTION (RESOLUTION 171-2000) BE ADOPTED.

- (h) Resolution No. 172-2000, Authorizing a Seventh Amendment to the Housing Opportunities for Persons with AIDS (HOPWA) Program Administration Agreement with the San Francisco Housing Authority in an Amount not to Exceed \$995,652

Presenters; Pam Sims, Agency Staff

ADOPTION: IT WAS MOVED BY MR.ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 172-2000 BE ADOPTED.

- (i) Resolution No. 173-2000, Approving the Design for the Proposed Improvements at the Embarcadero Center for Boston Properties, LP; Embarcadero-Lower Market Approved Redevelopment Project Area

Presenters: Thomas Ma, Agency Staff; Brian Lee (Boston Properties)

ADOPTION: IT WAS MOVED BY MR.SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 173-2000 BE ADOPTED.

- (j) Resolution No. 174-2000, Approving the Schematic Design for the Office Building on Block 28 pursuant to an Owner Participation Agreement with Catellus Development Corporation, a Delaware corporation; Mission Bay South Redevelopment Project Area

Presenters: Amy Neches, Agency Staff; Terezia Nemeth/Eric Subekroft/Eric Harrison/Amy Coburn (Catellus)

ADOPTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 174-2000 BE ADOPTED.

- (k) Workshop on the Blocks 41, 42, 43 and 45 Major Phase Submission and the Combined Basic Concept/Schematic Design for the commercial industrial building on Parcel 4 of Block 42 in the Mission Bay South Redevelopment Project Area; Mission Bay South Redevelopment Project Area

Presenters: Tiffany Bohee, Agency Staff; Eric Harrison, Catellus; Steve Weindell/Dan Marcus, Gensler Architects

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Carmen Johnson (request to extend the deadline for the RFQ for the Marlton Manor)

REPORT OF THE PRESIDENT

REPORT OF THE EXECUTIVE DIRECTOR

- Extension of the RFQ deadline for the Alexander & Marlton Manor
- Rincon Center below market-rate units
- News report about fire at the Hunters Point Shipyard
- Introduced Allyson Gordon, National Urban Fellow now working with the Agency

COMMISSIONERS' QUESTIONS AND MATTERS

- Mr. Yee asked about the Rincon Center affordable units specifically, if the Legal Division checked on the bonds' redemption and commented that 88 below market-rate units is a lot of units to lose.
- Mr. King asked if the Agency notified people that Agape is not qualified with respect to the Marlton Manor.
- Mr. King made a motion, seconded by Ms. Palamountain, to extend the RFQ deadline for the Marlton Manor for two weeks and unanimously carried the motion be adopted.

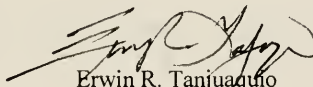
CLOSED SESSION

Pursuant to California Government Code §54957.6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:30 p.m.

Respectfully submitted,


Erwin R. Tanjuaquio
Agency Secretary

APPROVED:

October 24, 2000

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19/00

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
19TH DAY OF SEPTEMBER 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 19th day of September, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Ramon Romero, Vice President
Leroy King
Kathryn C. Palamountain
Darshan Singh (Arrives at 5:08 p.m.)
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Public hearing to hear all persons interested in Authorizing the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development California, Inc. for the Development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT ITEM 3(a) BE CONTINUED TO SEPTEMBER 26TH.

DOCUMENTS DEPT.

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- (b) Authorizing the Executive Director to execute an Owner Participation Agreement and related documents with Bloomingdales', Inc., an Ohio corporation, for the construction of certain improvements in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT ITEM 3(a) BE CONTINUED TO SEPTEMBER 26TH.

- (c) Resolution No. 175-2000, Authorizing Selection of a Panel of Redevelopment Plan Adoption Consulting Firms and Execution of Personal Service Contracts with members of such Panel on an as-needed basis for a period of eighteen months in an amount not to exceed an aggregate total of \$850,000, including 1) \$400,000 for Seifel Associates to work on Bayview Hunters Point; 2) \$150,000 for Whitted Dawson to work on South Of Market; 3) \$175,000 for Keyser Marston Associates to work on Mid-Market and 4) \$125,00 to be determinied in other Survey/Project Areas

Presenters: Jose Campos, Rhonnel Sotelo, Tiza Peterson, Agency Staff

Speakers: Antoinetta Stadlman (SOM PAC), Caroline Diamond, Tracy Aubuchon (MID-MARKET PAC)

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 175-2000 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Meetings of July 11 and 25, 2000.

Mr. Yee requested that the Meeting Minutes of July 11, 2000 be revised, on page 3 (at the top of the page) to state "MR. ROMERO, ACTING PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED."

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a) WITH THE REVISION OF THE JULY 11, 2000 MEETING MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 176-2000, Approving the Expenditure of Agency Funds for the Agency' s use of the Panel of Outside Counsel for Real Estate matters in an amount not to exceed \$565,000 for an aggregate total amount of \$820,000 in accordance with Agency contracting practices for use of outside counsel, including 1) \$325,000 for the Bloomingdale's/Emporium Project; 2) \$210,000 for Cb-1 Jessie Plaza/Jessie Square Garage/Mexican Museum Project; 3) \$115,000 for Site G Project; 4) \$120,000 for Hunter's Point Shipyard; And 5) \$50,000 for other projects; All Redevelopment Project Areas

Presenters: Bertha Ontiveros, Agency staff

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 176-2000 BE ADOPTED.

Items (c) and (d) are related and were presented together and acted upon separately by the Commission.

Presenters: Isabella Wong, Elena Branick, Agency staff

- (c) Resolution No. 177-2000, Authorizing Execution of an Owner Participation Agreement (OPA) and Conditional Approval of the Schematic Design with 1366 Turk Street, LLC, a California limited liability company, for the Development of Block 749, Lot 04, Western Addition A-2 Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 177-2000 BE ADOPTED.

- (d) Resolution No. 178-2000, Conditionally Approving the schematic design for the proposed mixed-use development of Block 0749, lot 04, located at 1366 Turk Street; Western Addition Redevelopment Project Area A-2

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 178-2000 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

REPORT OF THE PRESIDENT

- Mr. Dunlop requested the Executive Director to schedule the BVHP/Lennar Exclusive Negotiations Agreement Extension Request for the Commission Meeting of September 26, 2000 and stated that the extension would be subject to compliance with the 14-point conditions stipulated on the Agency's Resolution No. 130-2000 (adopted July 20, 2000).

REPORT OF THE EXECUTIVE DIRECTOR

- Reported that the fire at the Hunters Point Shipyard has been put out according to the U.S. Navy
- Public Hearing called for by Supervisor Ammiano regarding Shipyard fire and toxic issue
- Agency staff has re-circulated the RFQ for the Marlton Manor
- SPUR Luncheon on September 28, 2000 regarding Bayview Hunters Point
- Workshop regarding the GSA Office Building on October 11, 2000
- Loans by Community Bank of the Bay in Western Addition

COMMISSIONERS' QUESTIONS AND MATTERS

- Mr. Yee inquired about proper procedures during Agenda Setting meetings, specifically the correct way of adding items on the Agenda and asked if two Commissioners can overrule one Commissioner.
- Mr. Yee also stated that the President has the prerogative to establish the time of the meeting, but not the items on the Agenda and commented that it would be useless for Mr. Yee to attend future Agenda Setting meetings.
- Mr. Romero explained that the Agenda Review meetings are conducted in an informal setting and we should keep the current system the way it is.
- Mr. King stated that the President has the right to set the Agenda, not the Director or Counsel.

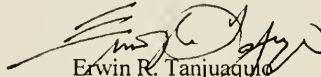
CLOSED SESSION

Pursuant to California Government Code §54957.6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO

ADJOURNMENT

It was moved by Mr. Romero, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:15 p.m.

Respectfully submitted,



Erwin R. Tanjuaquino
Agency Secretary

APPROVED:

October 24, 2000

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6/00

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
26TH DAY OF SEPTEMBER 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 26th day of September, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President (departs at 5:55 p.m.)
Ramon Romero, Vice President
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

DOCUMENTS DEPT.

NOV 17 2000

and the following was absent:

None

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

The Commission met as the Housing Advisory Committee before commencing the Regular Meeting Agenda.

UNFINISHED BUSINESS

Items (a) and (b) are related and were presented together and acted upon separately by the Commission.

Presenters: William Carney, Kevin Warner, Chris Iglesias, Agency Staff, Emilio Cruz, Mayor's Office; David Jones (Forest City)

Speakers: Joyce Roberson, Nathan Nayman, Amelita Pascual, Myles Stevens, Judy Sorro, Don Marcos, Frederick Hobson

- (a) Resolution No. 179-2000, Authorizing the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development California, Inc. for the Development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Redevelopment Plan; Yerba Buena Center Redevelopment Project Area (Public Hearing)

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 179-2000 BE ADOPTED.

- (b) Resolution No.180-2000, Authorizing the Executive Director to execute an Owner Participation Agreement and related documents with Bloomingdales', Inc., an Ohio corporation, for the construction of certain improvements in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 180-2000 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 181-2000, Authorizing Helen Sause, Deputy Executive Director, Program and Project Management to travel to Phoenix, Arizona, October 28 - November 1, 2000 to attend the 2000 NAHRO National Conference and Exhibition in an amount not to exceed \$1,350.00

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a) RESOLUTION NO. 181-2000, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Authorizing a Fifth Amendment to the Exclusive Negotiations Agreement with the Lennar/BVHP, LLC for the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area

The Developer and Staff requested a continuance for item (b) above.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT ITEM (b) BE CONTINUED TO THE OCTOBER 10TH COMMISSION MEETING.

- (c) Resolution No. 182-2000, Commending and expressing appreciation To William M. Nakamura for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco

Presenters: James Morales, Agency staff

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 182-2000 BE ADOPTED.

- (d) Resolution No. 183-2000, Authorizing a Housing Opportunities for Persons with AIDS (HOPWA) Rental Subsidy Agreement with the San Francisco Housing Authority (SFHA) for the HOPWA Rental Assistance Program in an Amount Not to Exceed \$1,991,303

Presenters: Pam Sims, Agency staff

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 183-2000 BE ADOPTED.

- (e) Resolution No. 184-2000, Authorization to Negotiate Exclusively with the Tenderloin Neighborhood Development Corporation an agreement regarding the right to assume, own, and operate The Alexander Residence, 230 Eddy Street, as part of the Agency's Housing Preservation Program

NOTE: At this time 5:55 p.m., Mr. Dunlop departs and relinquishes the Chair to the Vice President, Mr. Romero.

Presenters: Sean Spear, Agency staff

Speakers: Michael Nulty, Gaiety E. Jacobs, Darwin Diaz, Kelly Cullen (TNDC)

MS. PALAMOUNTAIN MADE A MOTION TO ADOPT RESOLUTION NO. 184-2000 AND WITHOUT A SECOND, THE MOTION FAILED.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, THAT ITEM (e), RESOLUTION NO. 184-2000, BE CONTINUED TO THE OCTOBER 10TH COMMISSION MEETING AND ON ROLL CALL THE FOLLOWING VOTED "AYE."

Mr. King
Ms. Palamountain
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

MR. ROMERO, ACTING CHAIR, THEREUPON DECLARED THAT THE MOTION CARRIED

- (f) Resolution No. 185-2000, Approving Revised Berth License Fees for South Beach Harbor; Rincon Point – South Beach Redevelopment Project Area

Presenters: James Nybakken, Agency staff

Speakers: Larry Murray, Beckie Barnier

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 185-2000, BE CONTINUED TO THE OCTOBER 10TH COMMISSION MEETING

- (g) Resolution No. 186-2000, Authorizing Execution of a Seventh Amendment to the Agreement for Disposition of Land for Private Development with Fillmore Renaissance Associates, L.P., a California limited partnership concerning Disposition Parcel 732-A located on the northeast corner of Fillmore Street and Eddy Street; Western Addition Approved Redevelopment Project Area A-2

Presenters: Ricky Tijani, Agency staff

Speakers: Feysan Lodde, Essie Collins

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 186-2000 BE ADOPTED, WITH THE PROVISIO THAT STAFF PROVIDE A PROGRESS REPORT WITHIN 30 DAYS

Items (h) and (i) are related and were presented together and acted upon separately by the Commission.

Presenters: Shirley Wysinger, Agency staff; Sandy Mori, Naomi Porat, Michael Smiley (Japanese Community Youth Council)

Speakers: Seiko Fujimoto, Caryl Ito

- (h) Workshop on Phase II of the Japantown Comprehensive Community Plan; Western Addition Redevelopment Project Area A-2

- (i) Resolution No. 187-2000, Authorizing a Third Amendment to the Personal Services Contract with the Japanese Community Youth Council, a California nonprofit community benefit corporation, for fiscal agent services concerning preparation of the Japantown Comprehensive Community Plan by the Japantown Planning, Preservation and Development Task Force, which extends the contract term through November 30, 2001 and increases contract services by \$150,000, for a total aggregate amount not to exceed \$450,000; Western Addition Redevelopment Project Area A-2

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 187-2000 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Alvin Jones (Shoreview Residents Association leadership issues)

REPORT OF THE PRESIDENT

REPORT OF THE EXECUTIVE DIRECTOR

- Marlton Manor RFQ deadline
- Parcel EE-2 RFQ – received 8 responses/inquiries
- Discussion with Port of San Francisco regarding transfer of South Beach Harbor to the Port
- Plaza Hotel RFQ status (TODCO and Lennar with SFHDC)
- 864 Ellis Groundbreaking on October 12th at 11:30 a.m.
- 1 Church Street Groundbreaking on October 11th at 12:00 noon
- No Commission Meeting on October 3rd, next meeting on October 10th

COMMISSIONERS' QUESTIONS AND MATTERS

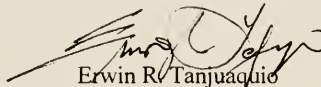
- Mr. Singh requested staff to follow-up on Alvin Jones' inquiry about Shoreview Residents Association
- Mr. Yee requested that the Commission be informed of tenants meetings being held as part of the Agency's Housing Preservation Program projects
- Mr. Romero cautioned about Commissioners attending tenants meetings that may affect behavior of tenants, developers, staff, etc. Mr. Romero stated that if anything is wrong, we should conduct a real investigation and not look over staff's shoulder
- Mr. Yee asked if it was improper for Commissioners to attend tenants meeting and acknowledged that no more than 3 Commissioners can be present at a meeting. Mr. Yee stated that we are here to serve the public well and not to interfere with the process, and that we should be fair and equitable and should not protect or defend staff
- Mr. Romero advised not to believe allegations towards staff
- Mr. King asked why the Chair is so protective of staff

CLOSED SESSION

ADJOURNMENT

It was moved by Ms. Palamountain, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:35 p.m.

Respectfully submitted,



Erwin R. Tanjuaquio
Agency Secretary

APPROVED:

October 24, 2000

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
10TH DAY OF OCTOBER 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 10th day of October, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Ramon Romero, Vice President
Leroy King
Kathryn C. Palamountain (departs at 7:25 p.m.)
Darshan Singh
Benny Y. Yee

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and the following was absent:

None

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Authorizing a Fifth Amendment to the Exclusive Negotiations Agreement with the Lennar/BVHP, LLC for the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area

The Developer and Staff requested a continuance for item (a) above.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT ITEM (a) BE CONTINUED UNTIL SUCH TIME AS THE AMENDMENT TO THE EXCLUSIVE NEGOTIATIONS AGREEMENT WITH LENNAR/BVHP IS PREPARED.

- (b) Resolution No.184-2000, Authorization to negotiate exclusively with the Tenderloin Neighborhood Development Corporation, a California Nonprofit public benefit corporation, for an Agreement assuming the Agency's rights to purchase, improve and renovate the Alexander Residence, 230 Eddy Street, as part of the Agency's Housing Preservation Program

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 184-2000 BE ADOPTED.

- (c) Resolution No. 185-2000, Approving Revised Berth License Fees for South Beach Harbor; Rincon Point – South Beach Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 185-2000 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Meetings of August 8, 15, 22 and 29, 2000.
- (b) Resolution No. 188-2000, Authorizing Commissioner Kathryn C. Palamountain to attend the Special District Institute's two-day Seminar on Special District Administration and a one-day workshop on the Government Accounting Standards Board (GASB) 34 at the Double Tree Hotel, Anaheim, California on October 25-27, 2000, at a cost not to exceed \$1,300.00
- (c) Resolution No. 189-2000, Authorizing a First Amendment to a Personal Services Contract with Agape Outreach Center to extend the term of the contract from June 30, 2000 to December 31, 2000
- (d) Resolution No. 190-2000, Authorizing travel for Olson Lee, Housing Division Manager to attend the 2000 National Association of Local Housing Finance Agencies (NALHFA) Fall Educational Conference on October 29 – November 1, 2000 in Denver Colorado at a cost not to exceed \$1,990

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) APPROVAL OF MINUTES FOR THE AUGUST 8, 15, 22, AND 29, 2000 MEETINGS, (b) RESOLUTION NO. 188-2000, (c) RESOLUTION NO. 189-2000, and (d) RESOLUTION NO. 190-2000 BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

Prior to considering the Regular Agenda items, President Dunlop announced that item 4 (i) regarding Marlton Manor, is proposed to be continued to the October 17th Commission Meeting, at the request of the Mayor's Office.

- (e) Resolution No. 191-2000, Authorizing the Designation of Non-Managerial, Non-Supervisory Classifications to the existing mixed administrative/clerical/professional staff Bargaining Unit or the professional/technical staff Bargaining Unit, or Authorizing the Referral of the Dispute regarding Non-Managerial, Non-Supervisory Positions be submitted to Final and Binding Arbitration

Presenters: Ora Williams, Agency staff

Speakers: Juanita Williams, James Bryant (Local 790), Vince Courtney, David Novogrovsky (Local 21), James Nybakken, Sean L. Spear, Mario Menchini, Shirley Wysinger, Oscar James, Randi Smith, Chris Harris, Jesse Fontenot, Matthew Schwartz, Sylvester McGuire, Gaynell Armstrong, Beverly Marino, David Habert

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (e) BE CONTINUED TO THE NOVEMBER 14TH COMMISSION MEETING.

- (f) Resolution No. 192-2000, Confirming the Intent to Designate Boundaries for the Amendment to the Redevelopment Plan for the South of Market Earthquake Recovery Redevelopment Project Area

Presenters: Rhonnel Sotelo, William Carney, Agency staff

Speakers: Antoinetta Stadlman (SOM PAC), Jim Berk (SOS), Marty Cerles, Charles Range (SOM PAC)

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALAMOUNTAIN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 192-2000 BE ADOPTED.

Items (g) and (h) are related and were presented together and acted upon separately by the Commission.

Presenters: Byron Rhett, Saiful Abedin, Agency staff; Charles Breidinger (Owner), Millard Larkin (Alanique Consultants), Leah Henderson (YCD), John Britton (Architect), Brett Gladstone (Attorney)

Speakers: Joe O'Donoghue (Residential Builders Assn.)

- (g) Resolution No. 193-2000, Granting Variances to the Requirements of the India Basin Redevelopment Plan and Design Guidelines for the proposed 20,700 square foot development by Charles H. Breidinger and John E. Breidinger, as tenants in common, at 1375 Evans Avenue (Assessor's Block 5237, Lots 13, 14, And 15); India Basin Industrial Park Approved Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 193-2000 BE ADOPTED.

- (h) Resolution No. 194-2000, Authorizing Execution of an Owner Participation Agreement with Charles H. Briedinger and John E. Briedinger, as tenants in common, for the development of 1375 Evans Avenue (Assessor's Block 5237, Lots 13, 14 And 15) located on the south side of Evans Avenue between Keith and Mendell Streets; India Basin Industrial Park Approved Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 194-2000 BE ADOPTED.

- (i) Resolution No. 195-2000, Authorization to Negotiate Exclusively with Mission Housing Development Corporation, a nonprofit public benefit corporation, as the Lead Developer of the Joint-Venture of Mission Housing Development Corporation, San Francisco Housing Development Corporation and The Agape Outreach Center, for an Agreement Assuming the Agency's rights to purchase, improve and renovate Marlton Manor, 240 Jones Street; Housing Preservation Program

President Dunlop announced again that item (i) is proposed to be continued to the October 17th Commission Meeting at the request of the Mayor's Office.

Speakers: Roy Bouse, L. P. Lewis, Joe O'Donoghue

Mr. L. P. Lewis asked the Commission about the request from the Mayor's Office to continue the item and President Dunlop responded that there was a question regarding the process.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 195-2000, BE CONTINUED TO THE OCTOBER 17TH COMMISSION MEETING

Items (j) and (k) are related and were presented together and acted upon separately by the Commission.

Presenters: Amy Neches, Agency staff; Larry Pace (Reliance)

Speakers: Diane Aubry, Angela R. Jenkins, Wendy Xa

- (j) Resolution No. 196-2000, Granting a Parking Variance for the proposed 336 Unit Housing Development by Reliance Oriental Warehouse LLC, a Delaware limited liability company, regarding the development of Site I (Assessor's Block 3789, Lots 12, 20 And 25) to permit 387 parking spaces for the Project, subject to the condition that 7 parking spaces be irrevocably dedicated to certain units at 301 Bryant Street; Rincon Point-South Beach Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 196-2000 BE ADOPTED.

- (k) Resolution No. 197-2000, Authorizing Execution of a Third Amendment to the Combined Land Disposition and Owner Participation Agreement with Oriental Warehouse Associates, a California limited partnership, and Reliance Oriental Warehouse, Inc. a Delaware corporation, regarding the Development of Sites I-1 and I-3 (Oriental Warehouse); located at the southwest corner of Delancey and Brannan Streets; Rincon Point- South Beach Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 197-2000 BE ADOPTED.

- (l) Resolution No. 198-2000, Authorizing a Pre-Development Grant Agreement with Manchester Bidwell Corporation, a Pennsylvania non-profit corporation, for Pre-Development work and the Lease of a temporary project trailer in furtherance of the Bayview Hunters Point Center for Arts and Technology Project in an amount not to exceed \$300,000; Hunters Point Shipyard Project Area and Bayview Hunters Point Survey Area

Presenters: Byron Rhett, Don Capobres, Agency Staff

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 198-2000 BE ADOPTED.

Items (m) and (n) are related and were presented together and acted upon separately by the Commission.

Presenters: Amy Neches, Agency Staff; Eric Harrison (Catellus), Steve Weindell, (Weindell Architects)

- (m) Resolution No. 199-2000, Adopting environmental findings pursuant to the California Environmental Quality Act and approving the Block 41, 42, 43, and 45 Major Phase Submission in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation, a Delaware corporation; Mission Bay South Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. ROMERO. SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 199-2000 BE ADOPTED.

- (n) Resolution No. 200-2000, Approving the Combined Basic Concept and Schematic Design for the building on Parcel 4 of Block 42 in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation, a Delaware corporation; Mission Bay South Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 200-2000 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

REPORT OF THE PRESIDENT

- Announced the ground-breaking for 1 Church Street on October 11, 2000 at 12:00 noon

REPORT OF THE EXECUTIVE DIRECTOR

- Informational Memorandum regarding the Governor signing SB 2113
- Informational Memorandum regarding South Beach Harbor Design
- Funding request for the Fillmore Holiday Celebration
- Master Calendar of Community Meetings/Events

COMMISSIONERS' QUESTIONS AND MATTERS

- Mr. Yee reported that he met with the Mayor to discuss the issue of Agenda setting meetings. He asked about the possibility of the Agency having its own office space in order to save money and asked staff to look into it. He also reported that Supervisor Newsom released \$750,000 to assist artists and musicians being displaced by high rents. Mr. Yee also mentioned the similar plight that low-paid garment workers, totaling over 2,000 workers who cannot pay the increasing rents and asked that staff look at the Third Street corridor as a potential area to locate such businesses.
- Mr. Singh commented that it is not a good idea to cancel meetings and end up with long meetings following.
- Mr. King agreed and suggested that scheduling and/or canceling of meetings should be coordinated.
- Mr. Romero indicated that the long meetings are a result of items being continued and not acted on by the Commission.


CLOSED SESSION

Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment for the California College of Podiatric Medicine located at 1770 Eddy Street, Parcels 729-A, 729-A(1) and 729-B, Western Addition Redevelopment Project Area A-2. Agency negotiators: Isabella Wong, Darby Kremers and Shirley Wysinger.

ADJOURNMENT

It was moved by Mr. Romero, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:30 p.m.

Respectfully submitted,



Erwin R. Yanguaquito
Agency Secretary

APPROVED:

October 31, 2000

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
17TH DAY OF OCTOBER 2000

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 17th day of October, 2000, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Mark Dunlop, President
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

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and the following was absent:

Ramon Romero, Vice President

The President declared that a quorum was present.

Tiza Peterson, Acting Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Resolution No. 195-2000, Authorization to Negotiate Exclusively with Mission Housing Development Corporation, a nonprofit public benefit corporation, as the Lead Developer of the Joint-Venture of Mission Housing Development Corporation, San Francisco Housing Development Corporation and The Agape Outreach Center, for an Agreement Assuming the Agency's rights to purchase, improve and renovate Marlton Manor, 240 Jones Street; Housing Preservation Program

Staff recommended a continuance for item (a) above, to the October 24th Meeting.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 195-2000, BE CONTINUED TO THE OCTOBER 24TH COMMISSION MEETING

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No.201-2000, Authorizing travel expenses for Chris Harris, Housing Division, to attend the AIDS Housing of Washington's 2000 National HOPWA Formula Grantees Meeting on November 1-3, 2000, in Washington, DC, at a cost not to exceed \$1,314

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a) RESOLUTION NO. 201-2000 BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 202-2000, Authorizing a First Amendment to the Personal Services Contract with Poor People's Radio, Inc. to provide Redevelopment-related community education and outreach through broadcast of Agency Commission meetings and other Agency-related programs, which extends the Contract Term through October 21, 2001 and increases Contract Services by \$84,900, for a total aggregate amount not to exceed \$167,300; all Redevelopment Project and Survey Areas

Presenters: Cheryl Towns, Agency staff

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 202-2000 BE ADOPTED.

- (c) Resolution No. 203-2000, Authorizing a Fifth Amendment to the Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc., for the purchase and development of Parcels 674-C&F, 1881-1899 Bush Street, southeast corner of Bush and Laguna Streets; Western Addition Redevelopment Project Area A-2

Presenters: Judy Eng, Agency Staff

ADOPTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 203-2000 BE ADOPTED.

- (d) Resolution No. 204-2000, Authorizing a First Amendment to the Housing Opportunities for Persons With AIDS ("HOPWA") Supportive Services Agreement in an Amount not to Exceed \$336,231 with Catholic Charities of the Archdiocese of San Francisco for the Peter Claver Community facility Located at 1340 Golden Gate Avenue

Presenters: Chris Harris, Agency Staff

Speakers: Mary Helen Rogers

MOTION: IT WAS MOVED BY MS. PALAMOUNTAIN, SECONDED BY MR. SINGH THAT ITEM (d), RESOLUTION NO. 204-2000, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Ms. Palamountain
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

Mr. Dunlop

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (e) Resolution No. 205-2000, Authorizing a First Amendment to the Housing Opportunities for Persons With AIDS ("HOPWA") Supportive Services Agreement in an Amount Not to Exceed \$693,743 with Catholic Charities of the Archdiocese of San Francisco for the Leland House at 141 Leland Avenue

Presenters: Chris Harris, Agency Staff

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MS. PALAMOUNTAIN THAT ITEM (e), RESOLUTION NO. 205-2000, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Ms. Palamountain
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

Mr. Dunlop

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION
CARRIED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

Max Fabian, Jonathan Benton (85 Garnett Terrace)

REPORT OF THE PRESIDENT

- 1 Church Street ground-breaking
- Commission Meeting schedule for Holiday Season

REPORT OF THE EXECUTIVE DIRECTOR

- Mission Bay groundbreaking on October 23, 2000 at 5:00 p.m.
- Parcel EE-2 RFQ – received 4 responses from Housing Conservation and Development Corporation, a joint venture of EM Johnson Interest and Habitat for Humanity, BVHP First Limited Partnership, a joint venture comprised of LTM Construction and BVHP Community Advocates, and San Francisco Housing and Development Corporation
- Special Projects of National Significance (SPNS) award of \$1.37 million

COMMISSIONERS' QUESTIONS AND MATTERS

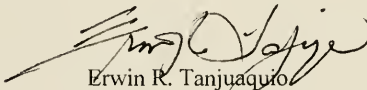
- Mr. Yee suggested that the Third Street corridor should have a special zone to assist artists and musicians. He reported that there is an estimated 2,000 to 3,000 low-paid garment workers that could lose their jobs and that the Agency should look at ways to assist.

CLOSED SESSION

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:48 p.m.

Respectfully submitted,



Erwin R. Tanjuaquito
Agency Secretary

APPROVED:

October 31, 2000

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